

**Union Planning Board Minutes**  
**Thursday, February 10, 2022, 6:30 p.m.**  
**William L. Pullen Municipal Building Downstairs Meeting Room**

**Present:** Gerald S. Brooks, Jr. (“Jerry,” Chair), Michael Johnson, Dale Flint, Glenn Taylor

**Others Present:** CEO Grant Watmough, Charles Martz, Jr., Kevin Cruz, Ana Cruz

- 1. Meeting called to order: 6:30 p.m. by Jerry Brooks**
  
- 2. Add duplex on existing house lot (this will create three dwelling units on one parcel) – Charles Martz, Jr. – Map 9 Lot 17:**

Jerry established quorum (once Glenn arrives), jurisdiction, standing to apply, all fees and applications submitted.

Charles Martz, Jr. said he wants to build a duplex for added income as there is not much to rent around this area. He has family members who want to rent and already had 40 people ask who had only heard rumors that he was doing it.

Jerry noted it is kind of an odd situation. He asked Mr. Martz how long he had owned the property; Mr. Martz answered not even a year yet. Jerry said if he had owned it for five years, then applied for this building, the CEO would be able to approve. Since it is within the five-year period, it comes before the Planning Board as a formality. Jerry also noted Glenn is familiar with the situation.

Looking through the application, Jerry said the septic system is all designed.

Dale asked where Mr. Martz proposed to put the building. Mr. Martz said before the big house and barn, there used to be two lots there – one is about 800’, it used to be a lower lot – it’s going to sit on the lower piece of land, the lower field, as Dale said down next to the garage.

Mr. Martz said he talked to the state: no culverts on that side of the road all the way to the corner and they didn’t know why, but Mr. Martz put one in anyway.

Jerry noted 45 acres on that property. Mr. Martz said this will not be intruding on anybody. Grant said the only reason Mr. Martz is here is he could not approve as CEO.

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Grant said this is a DOT road, 131; Mr. Martz already has an additional entrance permit for this area, which is required for this permit.

Jerry said this is pretty straightforward. Mr. Martz said the cost to do it has already gone up 30% since he decided to do it six months ago; lumber prices are going back up. There was a brief discussion of astronomical lumber prices.

Jerry apologized for keeping everyone waiting. In answer to Dale, he added it does not qualify as a minor subdivision; it is kind of a gray area.

Glenn arrived. Jerry got him up to speed and said they have a quorum.

Jerry said under page 17, 1.10.1 Allowable Land Use – normally under 1.14, a two-family dwelling would be qualified under the CEO except in this case in which the property has been owned for less than five years. It falls between 105, multi-family dwelling, and 114, a duplex. From there we go to page 21, Table 1.10, Standard Dimensional Requirements by District – first of all it's 45 acres, 60,000 is roughly 1.37 acres, each after that is 30,000 or .688 so the total required for what Charles wants to do would be 2.75 acres, and he has 45. Road frontage is fine. This is a technicality. Dale said it's technically not lots.

Glenn asked if they had a permit before them. Jerry pointed out the application. Glenn confirmed Mr. Martz is putting in a separate septic. Mr. Martz said he is putting in separate everything including driveway.

Motion to approve by: Dale Flint

2<sup>nd</sup> by: Glenn Taylor

4-0

### **3. Small commercial spot in existing barn (1,000 sf) – Kevin and Ana Cruz – Map 8 Lot 1, 187 Come Spring Lane:**

Jerry established no conflict or bias, quorum, jurisdiction, standing to apply, application and fees submitted.

Mr. Cruz said they're trying to make a little gift shop for guests only, have a place for them to sit down, use the upstairs section of the barn. They would sell some goods like shirts, coffee cups, and memorabilia of Come Spring Farm. The animals are downstairs. They would like a place where guests can come and bring coffees, sit down, enjoy the views of Come Spring and Round Pound.

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Ms. Cruz said they have an alpaca and will be making things from this fiber. They also have pigs and sheep.

Glenn said this is considered an accessory use to what they're doing, which the board approved two years ago.

Jerry said it's the retail aspect. He is excited by the coffee aspect. He confirmed it is for guests only.

Ana said they don't know what is allowed and want to respect their neighbors.

Jerry said retail business is allowed, even for the public, confirmed by Grant.

Ms. Cruz said she is originally from Guatemala so loves coffee, likes to roast her own beans, and would like to get into doing some of that in the farm, roasting them outside like an old Mayan tradition and selling coffee.

Jerry began going through the requirements on page 33, section 1.10.3.25 Retail and Wholesale Businesses. He noted the 1,000 SF category.

1.10.3.25.1. Side and rear yard setbacks shall be not less than thirty (30) feet, of which not less than ten (10) feet shall be maintained as yard space. Not an issue.

1.10.3.25.2. No parking or outdoor storage shall be located within ten (10) feet of any lot line. The board is familiar with the original application.

1.10.3.25.3. All outdoor storage of material, goods, or vehicles shall be screened from view from adjacent residential lots as required for off-street parking and loading areas. Not applicable.

1.10.3.25.4. Retail facilities in the Village District shall not exceed a ground footprint of two thousand five hundred (2,500) sq. ft. Not applicable; rural district.

Mr. Cruz said they received a geodesic dome, pretty successful, brought a lot of people to our area. Both confirmed they are up and running. Ms. Cruz said Maine Life did a really good episode about Union, and they were the first feature: google Union, Maine Life, and you can see it on youtube. Mr. Cruz said they get a lot of traffic from Acadia – 80% of the people are on their way to or coming back from Acadia.

Ms. Cruz said this year they would like to do some flower farming. They will start the flowerbeds this year and get a tiller.

Dale wanted to confirm this comes under 3.17, Retail Use. Jerry said yes, page 18.

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Motion to approve by: Dale Flint

2<sup>nd</sup> by: Michael Johnson

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### ~~4. Minor Subdivision – Benjamin Ledger – Map 12 Lot 12-1:~~

Grant said he realized reviewing this we have an exception – original parcel over 40 acres you don't count it as a lot, consequently making two lots, not three. He did not leave this item off completely, as he wanted the board to understand why it was a strikethrough.

### 5. Camps instead of campers on 6 campsites – Darren Robbins – Map 9 Lot 43-11 Pit Stop Lane:

Glenn reviewed the minutes from July 12, 2018, which he had chaired and had approved Mr. Robbins.

Grant said Mr. Robbins was then talking about campers. Now he wants to have small buildings. In his opinion it's a minor thought. Grant could just approve it, but Mr. Robbins preferred the board give its blessing. Dale confirmed this still comes under campgrounds. Grant confirmed septic system on site; he talked with the site evaluator who designed it about the switch to cabins from campers, who said same thing as long as the buildings are not occupied for long periods of time. Grant added the buildings would be 14x24.

Jerry mentioned conditional approval if seasonal. Other board members said short term.

Glenn asked about a plan on renting them out. Grant said you might make a condition based on the requirement of the septic system.

Jerry broached as a condition of approval the campsites would be limited to short-term rentals in order to meet the limited restrictions of the current existing septic system.

Michael said it's hard to regulate, and somebody could slip in there.

Grant said he'd have to make the septic system bigger so people could stay longer, and the board had covered it.

Michael said Mr. Robbins seems like a pretty honest fellow if he wanted extra review.

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Glenn asked what do we consider short term. Dale said not year-round. Grant said Mr. Robbins is going to get permits to build; as he does that, he's going to put plumbing in both of which fall under Grant as CEO.

Motion to approve short-term rentals that meet the limited restrictions of the existing septic system by: Dale Flint

2<sup>nd</sup> by: Glenn Taylor

4-0

### **6. Renew approval of gravel pit – Bill Grierson – Map 13 Lot 12 off Bump Hill Road:**

Grant said he did not realize this was approved under the current conditions. This will not fall through the cracks again. There are three situations he knows of, this and Kevin Jones and Lanphere. Mr. Grierson uses very little out of this pit.

Motion to extend the continuation of this permit for another five years by: Glenn Taylor

2<sup>nd</sup> by: Michael Johnson

4-0

### **7. Accept minutes of December 23, 2021:** Tabled due to lack of quorum.

### **8. Any other business by the board:** None.

### **9. Adjourn:** 7:07 p.m.

Motion by: Dale Flint

2<sup>nd</sup> by: Glenn Taylor

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Respectfully submitted,

Sherry Abaldo  
Secretary