

**Union Planning Board Minutes**  
**Thursday, July 10, 2025, 6:30 p.m.**  
**William L. Pullen Municipal Building Downstairs Meeting Room**

**Present:** Glenn Taylor, Jerry Brooks (Chair), Mike Johnson, Dale Flint, and John Mountainland

**Others Present:** CEO Chris Packard, Marice Rasmussen, Carolyn Rasmussen, Jeff Twitchell, Michael Kee, and others

- 1. Meeting called to order:** at 6:30 p.m. by Jerry Brooks
- 2. Approve Minutes of May 22, 2025 and June 12, 2025 meetings:**

Motion to approve by: John Mountainland  
2<sup>nd</sup> by: Dale Flint  
5-0

- 3. Public Hearing – Marice Rasmussen – New Commercial Building:**

Motion we suspend our meeting and open the public hearing for Marice Rasmussen by:  
Glenn Taylor  
2<sup>nd</sup> by: John Mountainland  
5-0

- 4. Close Public Hearing – Marice Rasmussen – New Commercial Building:**

Motion we adjourn the public hearing and reconvene the regular meeting by: Glenn Taylor  
2<sup>nd</sup> by: John Mountainland  
5-0

- 5. Marice Rasmussen – New Commercial Building – Final Review:**

Jerry asked for questions from the board: none. Chris said all the questions that were left have been taken care of on the plan. Jerry said everything looks great and DOT has given their blessing, which from the board's point of view was one of the biggest hurdles because of where it's located/Rt. 131. He asked for comments from the board: none. Glenn confirmed the board had previously gone through the site plan checklist.

Motion we accept it by: Mike Johnson  
2<sup>nd</sup> by: John Mountainland  
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### 6. Michael Kee – 60' Monopole:

Michael Kee explained that during certain periods of time, the FCC opens up frequency bandwidth on FM, maybe AM (he was not sure). He was approved by the FCC for an FM low power radio station. They are coordinating this with a nonprofit organization that does a lot of legwork with the federal government, etc. They provided the engineer drawings the board has copies of. He is excited for the opportunity to have a radio station right here in Union.

He also said the radio station will be a legitimate 24/7 radio station. It can become sort of a community bulletin board as a byproduct. The station is for their church on Butler Road. He added the overwhelming percentage of programming will be music, with spots for preaching and other dramatized programs.

In answer to Jerry, Mike said it will be automated most of the time (as opposed to manned), similar to WRFR, the low power station in Rockland. In answer to Glenn, Mike said he does not yet know the frequency; he believes in the low 90s. They do have their call letters: WJAH.

The issue of what this comes under arose. Brief discussion followed. Jerry said it should fall under Cell Tower Ordinance. Chris agreed and said we don't have a minimum (height). John asked if it meets the fall line requirements from the property lines. Chris said he didn't know. Chris asked Mike if the pole fell over would it still stay on his property. Mike joked according to which way it fell he assumed. Then he said it would not damage another neighbor's structure, nor would it damage his own per Glenn's query. Mike said it's in the general area of Bulter Road, but certainly they could place it far enough that if the tower did fall – an incredible feat as it's 4' thick concrete with rebar, professionally done, etc. – if that were a concern certainly they could move the pole a little bit inland. John said with consensus he'd like to see that to the most extent possible, keep it as close as you can on the property.

Glenn brought up setbacks. Chris said any structure only has to be 25' from the ROW. Glenn brought up cell phone towers. Mike said it's not a tower, this really is a glorified flag pole, probably about 20' to 25' lower than the highest tree on the property. The point where they want to put this is a little elevated to send a signal out as far as it will go.

Looking at applicability under Wireless Communications Facility Provisions, 3.3, Glenn asked if it has an antenna on the top. Chris said no, it's just a straight pole/monopole and the board has a diagram of it. Brief discussion followed, with Glenn quoting "excepting parabolic antenna less than seven feet in diameter." Chris said the pole is only 12-3/4" diameter. Jerry said he knows what Glenn is saying. Glenn confirmed nobody lives at the church, citing "antenna with accessory use to a residential dwelling."

In answer to Mike Johnson about a light on the top, Mike Kee said they already have a pole with a solar light due to breakins, etc. That is on a separate pole that's already existing. Mike Johnson confirmed the pole is too low for airplane lights.

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Jerry asked for questions. Dale said p. 90 has an exception – 105% from the property line. Chris confirmed this is 65'. Jerry said this is over 7' in diameter. Chris gave his opinion to the board: what John said was a very good thing, trying to get it back as far as they can within reason. The board has reviewed what they have. The specs are good. It will be well built by the company that's going to do it. His sentiment is they've paid the fee to come have you guys review it (we don't really have a fee for that but they've paid it). They have met the criteria as best we can fit it. Going by the rules they're meeting everything, but they don't fit one thing or the other.

Jerry said right off the bat as Glenn noted it's accepted because of its size. Chris echoed you've got flagpoles almost that tall. Mike Kee clarified if they move forward, the setback suggestion refers to the property line, to the maximum extent feasible or possible Jerry added.

Chris said the pole is 50' and if you can get it 65' back from the property lines... Chris confirmed they are talking about both the road and the neighbor property line. Chris suggested they use their best judgment. He thinks they're going to do the right thing with what they're trying to do. Mike said they want to take advantage of the height over in that corner (elevation for the signal).

Dale said the plan shows an 80' tower, but Mike Kee confirmed it is a 60' tower. Mike Kee thought Chris had something that said that, which Chris confirmed.

Motion we approve the 60' pole/tower by: Glenn Taylor  
2<sup>nd</sup> by: Mike Johnson  
5-0

**7. Public Comment:** None.

**8. L.D.-1829 Discussion:**

Chris said this passed a couple weeks ago. It really is a game changer for the ADU (Accessory Dwelling) thing. It tears apart the minimum lot size and a lot of things.

John said his biggest issue was changing building heights which affects the fire department and the safety of residents. Chris agreed, saying our height limit is 35' and now you're talking 49'. Mike asked if our fire department could handle 49'. Chris mentioned mutual aid. John asked if other towns are dropping their maximum heights by 14' so that now we'd be back to the 25'. Chris said some towns are talking about doing that and we certainly can. John also said he doesn't understand how we are losing so much local control, noting he didn't vote on any of this.

Jerry said you could see it happening five years ago with LD 2003, but now they're upping their game. Now if you have three units, you only need two parking spaces. Glenn said they're leaning toward Section 8 housing really – designed for city dwellers Dale said, or people that don't have vehicles Glenn said.

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Chris said they put a canvas over all of us. He talked about view obstruction. Brief discussion followed. Jerry mentioned the upcoming Comprehensive Plan and read aloud re: density requirement, “the development must be in a designated growth area of a municipality as identified in the Comprehensive Plan adopted pursuant to this chapter.” He said we already have designated areas for growth, but that’s how we control this thing. Chris said it’s got to be in a certain spot. Jerry clarified he meant “control” not to be negative but control it to maintain what you have, or as John said “control” so that it fits our Comprehensive Plan still.

Glenn said it says “subject to review by a municipal fire official.” Why couldn’t they say no, we can’t handle a building this tall/don’t have the equipment so this can’t be approved.

Chris said there is a chicken ordinance. You can now have up to 36 chickens on your property even if the town has an ordinance that says you can’t. They (chickens) have to have four SF of space inside the building, 10 SF of space inside out in the open, 15’ from the property line, and they cannot be loose. He further said a chicken in the State of Maine is called a “domesticated bird” and can include guinea hens, turkeys, ducks, geese, ostriches, peacocks... Most of those fall under this new chicken law.

He added it did have an amendment saying you cannot have a male of the breed, so they eliminated roosters because they make noise. John said he found that quite prejudiced. Jerry confirmed this is in effect. There is still some controversy as to whether the town has empowerment enough to override that or not. The board took a moment imagining 36 domesticated birds in yards throughout the Village District.

### 9. Workshop – Criteria for Table 1.10-1:

Chris mentioned a workshop Jerry brought up on the criteria for 1.10-1 out of the Land Use book. He gave everybody the chart. Jerry said that for every heading in the table Allowable Land Uses by District, in some cases we have a definition and that’s it. We need a set of rules to apply to every application that comes by. Discussion followed. Mike suggested using our judgement as we just did with the monopole.

Jerry noted if we had an art gallery, it would be home occupation. What do we have under home occupation? Nothing but parking standards really. Summer camp, daycare, etc. were mentioned. Jerry would like the board to figure out a list of standards that could be a little open-ended and general, addressing for example safety.

Chris brought up sending it to an entity to draft a version. John said a lot of things won’t trigger Site Plan Review because they don’t trigger the square footage. Brief discussion followed. John said we need to protect ourselves and the town from those who have no intention of doing the right thing, noting that we have been lucky.

Chris will ask Stacey and Todd to see which way we head, MMA (no cost) or MCOG. We can start with them.

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Chris said the select board is having Jerry and him educate them on the Commercial District thing – how it works now, how we would maybe like to see it work, and try to start the process of how we’re going to change it. He talked with Barry. If we change it he feels as though it does not affect the Comprehensive Plan, just making the Commercial District along Rt. 17. Jerry said it doesn’t change the scope just the wording.

Chris said obviously we are not just going to go from town line to town line (with Commercial zoning). Due to resource protection we are going to have to carve out things. Generalized sentiment was 200’ back from any residence there now to give a buffer to established residents, maybe some rules and regulations in the new section just trying to protect them. John said he would like to get feedback from the residents. Chris said Jim said the valuation wouldn’t change. John said but the resale will increase, noting he’d be looking at resale.

Jerry summarized things are going the right way. Chris added we’re going to bring everybody in, talk to everybody so the planning board can make right decision. Jerry mused how did Mic Mac, True Value, etc. get there? Chris noted Ducky was selling campers there (Mic Mac) when we were little kids. Consensus again was bring in the residents, etc. Jerry noted all are in agreement about moving on to MMA (for Commercial District zoning advice).

### 10. Adjourn:

Motion by: Dale Flint  
2<sup>nd</sup> by: Glenn Taylor  
5-0

Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Sherry Abaldo  
Secretary