

Union Planning Board Minutes
Thursday, July 23, 2020, 6:30 p.m.
William L. Pullen Municipal Building Meeting Room

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

Others present: Grant Watmough, Nathan V. Pease (“Vick”), William Luehman, Gus Natale, Carrie Johnson.

1. **Meeting called to order:** 6:30 p.m. by Gerald Brooks.
2. **Nathan V. Pease – Map 26 Lot 11 (part) – Pre-application review, self-storage units (“Blue & Gold Storage”):**

Jerry determined we have a quorum, no bias by the board, and jurisdiction per the Land Use Ordinance. Applications have been completed and fees paid.

Vick submitted a copy of a gentlemen’s agreement with current property owner Patrick Cosgrove.

Vick said that between the St. George River and the quarry is a strip of land, a couple acres, that he would like to purchase for the purpose of putting in storage units. He envisions a building approximately 480’ long in phase one. If there is a phase two it would be another building in a straight line off the first. It would be single story, no septic or plumbing. He would probably bring electric in but is not sure yet.

John brought up the issue of whether or not the quarry is considered a pond. Grant confirmed we changed the Ordinance: a quarry is a manmade pond, and a body of water must be a minimum of 30 acres to be classified as a pond.

Jerry asked about the historic value of the property, if any. Glenn said that never came up with Cosgrove.

Jerry asked if the storage units would be open 24/7. Vick said he hasn’t thought that far ahead. Vick and Jerry agreed most local storage unit buildings are not gated. Jerry said he was thinking more about light.

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Grant clarified if there are lights, the Ordinance requires them to be downcast and not flood onto a neighbor's property. Vick said if there are lights, they will probably come on if someone is there, and that he had personally visited a neighbor who has no problem with his plans.

Jerry brought up noise. John doesn't see that as an issue.

Jerry mentioned traffic and the closest speed limit. John thinks the speed limit is 45 mph. An entrance off Rt. 17 has been approved by the state; there is a letter that it meets state requirements.

Glenn noted it would be good to see something in there.

Grant noted that anything over 1500 s.f. must be processed under Site Plan Review. All agreed they are familiar with the property so no need for a site walk. Jerry reviewed a checklist of what Vick needs to do next.

Vick mentioned how nice it is to have Grant be so helpful; he appreciates it. Glenn said Grant is very helpful to the board as well.

Glenn explained there will be a pre-app meeting where the board decides if they have all the info they need, then a public hearing. Final approval can be scheduled right after the public hearing, about which all owners within 500' of the property will be notified.

The board decided to waive #6, #7, #9 and #11 on the checklist.

Grant reminded the project has to be 1.4 acre minimum lot size.

3. William & Cynthia Luehman – Map 30 Lot 7, 88 Hills Point Lane (owner Marita Stanley) – Expansion of a nonconforming structure in Shoreland Zoning (LR):

Jerry established we have a quorum, no bias, and the Planning Board has jurisdiction under Shoreland Zoning.

The property is under contract. Mr. Luehman gave the Planning Board a copy of the purchase agreement for the record. He will purchase contingent on being able to add one room to the north side of the existing building and move the deck.

He said a neighbor thought it would be great – improve the property and fit in more with the properties already there.

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Grant clarified the setback is the normal high-water mark, which he believes is 50' back. Regarding the drawing, Jerry confirmed with Grant and Mr. Luehman that the addition will be parallel to the water and not closer to the water. Mr. Luehman said they are on a cove so actually the addition will be further away from the water.

Dale echoed he's just adding 256 s.f. and is allowed 500 s.f.

Grant clarified he is not adding bedrooms, so the board doesn't have to look at septic.

Dale mentioned recording the addition at the Registry of Deeds.

Grant said if the Planning Board grants a variance they will give Mr. Luehman a document for the Registry of Deeds so there is a permanent record of expansion; but since Mr. Luehman is not the owner at this point, there is no sense to record that document now.

Jerry noted approval would be contingent on the actual sale of the property. John added with the stipulation that the addition be recorded at the Registry of Deeds.

Mr. Luehman said he has a closing date of July 30th.

Motion by: Glenn Taylor approve the permit contingent on the sale of the property, with the expansion to be recorded at the Registry of Deeds.

2nd by: Dale Flint

5-0

4. Accept minutes of February 13, 2020:

Motion by: Michael Johnson

2nd by: Dale Flint

4-1 absention

5. Accept minutes of March 12, 2020:

Motion by: Dale Flint

2nd by: Glenn Taylor

5-0

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6. Any other business by the board:

John said he had been questioned by people about the former Ahearn property on Appleton Road. Grant said it went through our attorney, and the owner says it's a rehab facility. We have nothing specific in the Ordinance, so we have to treat it as a single family home; it has four bedrooms. That's why it didn't come before the board.

Jerry and Glenn mentioned future planning and considering an amendment to the Land Use Ordinance.

Glenn brought up the Sterlington Public House expansion – do they own the property next door (where they currently offer outdoor dining)? Grant said yes, they do own it. He added that if the restaurant were in full operation, the patio could potentially be looked at as expanding their seating capacity, but right now inside seating is very small.

Jerry brought up the local food ordinance idea. Dale asked what prompted it. Grant said someone asked; right now if someone sells food, they have to have a commercial kitchen licensed by the state whereas a local food ordinance allows more of a bartering system.

Jerry noted this happened long ago when people just did it. Grant said it happens now. Jerry said the concern would be a food-borne illness type situation. Grant said he brought it up as the Planning Board has the option to look at and comment on it, or not.

Grant added that a local food ordinance does not eliminate liability.

Jerry brought up liability for the town. John said there could be a waiver.

Dale thinks it a local food ordinance would be only positive. John thinks it is protecting the locals. Jerry said it seems odd to legalize it – to legalize common sense – when this is how the country was built.

Jerry and Glenn suggested reviewing the proposed ordinance then coming back to vote. Grant will put it on the next agenda.

We expect a meeting in two weeks.

Grant said Helen Zahn will be at the meeting. With attorney Sam Cohen and rough survey by Aaron Holmes, she is proposing a 3-unit minor subdivision of the land across the street from her house that is part of her house lot. A realtor is involved, and all three

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lots are potentially sold if Helen can get subdivision approval. Grant meets with Sam Cohen Tuesday and believes it will be straightforward.

Grant had another inquiry about another self storage units.

7. **Adjourn:** 7:28 p.m.

Motion by: Dale Flint

2nd by: John Mountainland

5-0

Respectfully submitted,

Sherry Abaldo

Secretary