

Union Planning Board Minutes
Thursday, June 9, 2022, 6:30 p.m.
William L. Pullen Municipal Building Downstairs Meeting Room

Present: Jesse Thompson, Glenn Taylor, Michael Johnson, Dale Flint, John Mountainland

Others Present: CEO Grant Watmough, Ryan Soule, Alex Achorn, Susan Lundy

- 1. Meeting called to order:** 6:31 p.m. by Glenn Taylor
- 2. Used Car Sales (Used Car Dealership) – Ryan Soule/Alex Achorn – Map 9 Lot 22, 382 Sennebec Road:**

Glenn asked Ryan and Alex to give a brief description of what they want to do. They want a used car dealership selling maybe a dozen cars a year or so. They would add a 10x20 addition on back of the existing garage for an office. The existing garage will be for repairs of the vehicles. Surrounding the garage would be a 5,000 SF display area per the state guideline, which they say they will never fill.

Glenn said they will get the office and sign permits through CEO Grant.

He then referred to the ordinance, Table 1.10-1. Allowable Land Uses by District, No. 206 Automobile sales and associated services, as well as:

1.10.3.24.3. Outdoor Sales and Storage

1.10.3.24.3.2. No parking or storage shall be located within twenty (20) feet from any lot line.

1.10.3.24.3.3. 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 spaces.

Glenn suggested they run it by their neighbors.

1.10.3.25. Retail and Wholesale Businesses, Business and Professional Offices, and Commercial Outdoor Recreation. Where located adjacent to residential lots, the above uses shall conform to the following:

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

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Glenn said it's pretty cut and dried. Grant mentioned making a determination on setback as Outdoor Sales and Storage said 20' setback, while Retail and Wholesale Businesses, etc. said 10'. It was agreed a 10' setback would be fine.

John asked about hours of operation. They replied mostly evenings, Saturdays, and Ryan said mostly by appointment.

Grant asked about repairs. Ryan said they would only be servicing the cars they have for sale. Grant said the state has regulations about contamination, spillage, etc.

Dale asked if there would be any body work. Ryan said no.

Grant suggested capping the number of car sales per year. Twenty car sales per year was the agreed-upon number.

Motion to approve with the condition that no more than 20 vehicles per year will be sold
by: Dale Flint

2nd by: John Mountainland

5-0

Glenn asked what the name of the business will be. They replied A & R Auto Service.

3. Family Burial Grounds (Private Cemetery) – Susan Lundy & E. Thomas Wason – Map 15 Lot 17, 2150 North Union Road:

Glenn asked Susan for a general idea of where she would like the cemetery, noting the nicely done site plan submitted. She said they're at 2150 North Union Road and want to put a 40x50 family cemetery at the far end of the yard, 123' away from the house.

Glenn said there are some restrictions as far as setbacks.

She clarified the location of the spring, which is across the road, in reply to a question from Mike.

She said the cemetery would be 19' from the road.

Glenn asked the board for any questions. There were none. Grant reminded that the written description needs to be recorded at the Registry of Deeds.

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Dale asked about boundary markings. Susan said they would have iron rods and wooden posts at the corners.

Motion to accept by: Michael Johnson

2nd by: John Mountainland

5-0

4. Accept minutes April 14, 2022: Tabled due to lack of quorum.

Motion to table by: John Mountainland

2nd by: Dale Flint

5-0

5. Any other business by the board:

Welcome to new Planning Board member Jesse Thompson.

6. Adjourn: 7:00 p.m.

Motion by: Dale Flint

2nd by: John Mountainland

5-0

Respectfully submitted,

Sherry Abaldo
Secretary