

**Union Planning Board Minutes**  
**Thursday, March 12, 2020, 6:30 p.m.**  
**William L. Pullen Municipal Building Meeting Room**

**Present:** Gerald S. Brooks, Jr. (Chair), John Mountainland, Dale Flint, Laura Curtis, Glenn Taylor.

**Others present:** Grant Watmough, Judith Gushee, David Eyler.

- 1. Meeting called to order:** 6:30 p.m. by Jerry Brooks
  
- 2. David Eyler/Judith Gushee – Map 28 Lot 23, 282 Hidden Acres – Demo nonconforming building in Shoreland Zoning and rebuild with expansion:**

Jerry confirmed we have a quorum; no Planning Board member has a conflict with this item; according to 4.12.3.5 the Planning Board has jurisdiction; and application and fees have been turned in.

David Eyler introduced the subject by noting the location is great, but the building is a 1960 trailer. They would like to do what they can to rebuild and pass the property on to their two sons.

Jerry said to qualify, the structure has to be 50' from the high-water mark.

The septic is behind the structure and older. David noted they might end up with a new tank.

Glenn noted this is mostly expanding nonconforming.

The deck counts as part of the footprint. Judith said the property is so beautiful they don't see a need for a deck, nor are they planning for one.

She asked how far the septic has to be from the cottage. Grant replied 7'. He also noted there is no setback for a new one, "a flaw in the law."

Glenn asked if the septic was approved for two bathrooms. Grant replied as long as it's not malfunctioning, it should be adequate for the structure. They can do two but not three.

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Judith said Kevin Jones had been out and said with water in it, it could be functional. She said he also noted the septic has a metal cover, baffles, PVC pipe, water 2 to 2-1/2 so no indication of failure.

Grant said if it fails, it will need to be updated. It's ok if the design is done and recorded with the Registry of Deeds; then if your system fails, it becomes proof to the neighborhood that this is what you're going to do – or bite the bullet and put in a new septic system.

David and Judith said they have met with Kevin Jones informally on site.

Grant reminded the design is good until or if rules change, and a permit has time limits.

Jerry asked if there was any sense from Kevin as to vegetation or tree removal.

David said they call it scraps, and he didn't indicate any problem. There may be tree cutting for new septic and new leach field. Other than that, no trees will be taken out.

Glenn commented that hazard trees are allowed to be taken out.

Jerry noted they are proposing a slab.

David said they are not planning on a whole foundation, maybe a crawlspace or frost wall. He added for the presentation they went to Hammond Lumber; the drawings are not accurate and represent a footprint.

Jerry said they are limited to 35' height, 10' ceilings.

They thought it more aesthetically pleasing to put the peak of the roof facing the water.

Motion by: Glenn Taylor to approve with 500 SF expansion rule; septic meets rules; expansion filed with the Registry of Deeds; and if moved back to the 50' mark.

2<sup>nd</sup> by: Dale Flint

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David and Judith asked about dormers. Grant said ok as long as the ceiling height is under 6'.

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**3. Accept minutes of February 13, 2020:**

Motion by: Dale Flint to table due to lack of quorum.

2<sup>nd</sup> by: John Mountainland

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**4. Any other business by the board:**

Grant brought up a proposed marijuana ordinance (Ordinance entitled “2020 Amendment to the Town of Union Land Use Ordinance”). It will go to the voters, and the Town Manager would like to note whether the Planning Board would like to recommend or not.

Motion by: Dale Flint to support recommending this article.

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

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It was noted for the record that Grant will check with the two absent Planning Board members.

**5. Adjourn: 7:39 p.m.**

Motion by: Glenn Taylor

2<sup>nd</sup> by: Dale Flint

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Respectfully submitted,

Sherry Abaldo  
Secretary