

Union Planning Board Minutes
Thursday, May 9, 2019, 6:30 p.m.
William Pullen Municipal Building Downstairs Meeting Room

Present: Maria Pease (Chair), Laura Curtis, Dale Flint, John Mountainland, Robin Milliken, Jerry Brooks

Others Present: CEO Grant Watmough, Mark Mason, Brian Powers, Robert Milliken

PUBLIC HEARING #1
(Ordinance & Shoreland Zoning Map Changes)

Opened at 6:30 p.m. by Maria Pease.

Grant confirmed public & posted notices have been satisfied as well as letters to abutters.

1. **Land Use Ordinance changes** – No discussion.
2. **Changes to Shoreland Zoning Map** – Grant spoke for Helen Zahn, who said she is pleased with the change as presented.
3. **Subdivision Ordinance changes** – No discussion.

Motion to close by: Dale Flint at 6:32 p.m.

2nd by: John Mountainland

4-0

Grant noted the Board of Selectmen will have a public hearing on these changes Tuesday, May 21, 2019. He plans to attend.

PUBLIC HEARING #2
(Site Plan Review)

Opened at 6:33 p.m. by Maria Pease.

Grant confirmed public & posted notices have been satisfied as well as letters to abutters.

1. **Mark Mason – Map 23, Lot 8 locating auto repair business on Heald Highway**

Grant received a letter in support from an abutter.

Robin Milliken arrived.

Motion to close by: John Mountainland at 6:36 p.m.

2nd by: Dale Flint

5-0

REGULAR MEETING

1. Meeting called to order: 6:36 p.m. by Laura Curtis

2nd by: Dale Flint

5-0

2. Accept minutes of January 10, 2019:

Motion by: Laura Curtis

2nd by: Dale Flint

5-0

Accept minutes of February 28, 2019 and April 11, 2019:

Tabled -- no quorum.

Motion by: Maria Pease

2nd by: Robin Milliken

5-0

3. Mark Mason – Map 23 Lot 8, Site Plan Review, auto repair final:

Grant said Mark wants a 40x100 building not 40x80.

Maria said the drawings would have to be updated. Grant clarified that Mark will need four updated copies: one for the assessor's agent, one for Grant as CEO/LPI, one extra, and one to keep.

Jerry Brooks arrived.

Planning Board members reviewed the list of Mark's missing items one by one (items 1, 2, 7, 10, 12, 13, 14 and 15). All requirements were met.

Grant reiterated Mark has DOT entrance and septic design for the facility.

Maria said Mark brought back all we asked for. The only change is that after the meeting he will have to bring in drawings with 100 instead of 80 on the building dimensions.

Motion to approve with changes to building drawings made with CEO approval by:
John Mountainland
2nd by: Dale Flint
6-0

4. Any other business by the Board:

Grant mentioned Wayne Kirkpatrick, Four Corner Variety, is probably not going to do storage units. Wayne asked what he had to do to rent equipment, which he is already doing.

Grant said he did some research into businesses in town that rent equipment and the history of it. There appears to be nothing on file specifically addressing equipment rental. In the past it has been incidental to the business, such as a tractor sales company also renting tractors.

There was discussion about the definition of rental equipment; for example, a carpet cleaner might be rented from a business that doesn't sell carpet cleaners. There was also discussion about building footprint; whether the lots in question are contiguous or not; if there is a separate business entity for the equipment rental, or if it falls under the convenience store. Questions included what if any expansion is planned.

Grant said Wayne currently rents out three pieces of equipment. He also noted a resident had emailed about the rental business. Grant will talk further with Wayne, who might then come see the Planning Board. If the equipment rental is a separate business from the convenience store, he will have to come see the Planning Board.

In closing Grant noted he has issued five building permits for new single-family homes in Union so far this year. He typically issues five in a whole year. He also said he may have knee surgery in June.

5. Adjourn: 6:53 p.m.

Motion by: Robin Milliken
2nd by: Laura Curtis
6-0

Respectfully submitted by:

Sherry Abaldo
Secretary