

Planning Board Meeting Minutes
December 8, 2016

Board Present: Maria Pease, Glenn Taylor, Laura Curtis, John Mountainland, Dale Flint, Robin Milliken and Jerry Brooks.

Also Present: CEO Grant Watmough, Greg Grotton, Todd Hamula and Rai Bernheim.

1. **Call Meeting to order:** by Chair at 6:30PM.
2. **Accept minutes of 11/10/2016:** Motion Glenn Taylor to table approval of 11/10/2016 Minutes until next meeting because two members did not read them. Seconded Jerry Brooks. Unanimous.
3. **Application review Site Plan Review and Commercial Land Use Nobis Engineering (Dollar General Store) Map 25 Lot 7 intersection of Heald Hwy. & Town House Hill Rd.**

Chair: last time we met we went through a couple of check lists and talked about what we had and what we didn't have. The Applicant is here to provide additional information for the application to be complete.

We asked for four copies of the Site Plan: Copies were provided with more detail (elevation).

Site Plan Items 1, 2, 3, 4, 5 and 6: shown on the Plan

Item 7: CEO noted on the plan the septic tank is going to be under the area for the deliveries and noticed the design calls for it to be an H20 to carry that kind of load. It's an extra heavy duty septic tank because there will be vehicles driving over the top of where it is it has to meet a standard. It's an H20 it's supposed to be able to handle over 20 tons of Down pressure. It's still a concrete tank that has to be reinforced and thicker.

8: there will be foundation landscaping up against the building along with trees around the site. We do sod on these kinds of projects around the parking area and everything else is seeded. Around the dumpster will have fencing material around it. It will have gates you will not be able to see through.

9: shown on the Plan. We have the contour lines of what the site looks like now and the Plan shows what the proposed grading plans are going to look like. Chair asked Board if there were any questions.

10: waived.

11: on Plan.

12: on the survey.

13: overlay has been provided.

14: waived

15. on the plan.

16: email from DOT provided.

17. on the plan.

CEO: the \$350.00 fee has been paid.

Hamula: his understanding is that tonight's meeting was to fill in the blanks provide the other information for the check lists that was missing so then at tonight's meeting the intent is to deem the application as complete so we can move on to the next step which is the Public Hearing.

Chair: that is the correct timeline. Any questions from the Board about this application?

Brooks: Entrance Permit from DOT when will that be done?

Hamula: We will probably end up doing that between now and the public hearing.

Chair: We could vote that we feel the application is complete pending the Entrance Permit.

CEO: Even if they don't have that by the time you completely run your process they still have to get a building permit from me and he can't issue one unless they have an Entrance Permit. DOT regulations prohibits the CEO from issuing a building permit if they don't have an Entrance Permit. Planning Board approval is good for two years for them to do something if they don't then it becomes null and void.

Humula: the other permit he will be getting is the State Fire Marshall's Permit.

Chair: they need Fire Marshall's Permit, DOT Permit and Site Location DEP Permit.

Motion: Glenn Taylor to accept application as complete. Seconded John Mountainland. Unanimous.

CEO: Public Hearing January 12th at 6:30PM

4. **Application to change two unit dwelling unit to three unit:** Grant explained a husband and wife built a house on Barrett Hill Rd. They got a permit for a house with a mother in law apartment and a regular apartment. That was treated as two units. The house and mother in law apartment are considered one unit because it's a mother in law apartment. They moved. They said we have three units and started to rent it. The Post Office let us know and asked for a street address. Grant sent a letter and got a response back saying we didn't realize we had to do this. They've paid the \$100.00 fee, the Code Officer can approve two units but it takes the Planning Board to approve three units. They've changed it from a dwelling where the person who owns it lives there with a mother in law apartment to those are now two units and a third unit in the basement.

Chair: What triggered the difference?

CEO: it has to be owner occupied and the in law has to be a relative. Multi family unit in Land Use Ordinance is what we are dealing with. Because it's two units it has to have a minimum of 200 ft. road frontage. It has 301 ft. Minimum setback from all lot lines is 3ft, closest lot lines are over 50ft. away. Multi-family dwellings shall meet all other dimensional requirements for the District in which they are located meaning they have to meet the minimum lot size. Each dwelling unit in high elevation which this is has to be three (3) acres three dwelling units require nine (9) acres. The parcel is 10.3 acres it meets that requirement.

Maine State Plumbing Code requires all units to be connected to a private or public water it has a drilled well that serves all three units. The Septic system is designed for five bedrooms. There are five bedrooms counting all three units. Grant does believe the lady when she said she didn't realize she had to get approval for what they were doing. Grant recommends the Board approves this as a three unit.

Motion: Glenn Taylor to approve the change from two unit to three unit. Seconded John Mountainland. Unanimous.

5. **Minor subdivision approved in Hope that has a small encroachment into the Town of Union (16.5 feet by 2150 ft.) Map 9 Lot 49-1 that received approval in Hope in 2013 but not in Union:** Grant noted he talked with Roger about this and he felt we had to go through the process of notifying the abutters that has been done. Grant was here in 2013 we were notified that Hope was going through a Subdivision review of that area but did not tell us that there was a sliver of land in Union or we would have dealt with this then. The part that is in Union is not buildable. Grant did not think it appropriate to charge Mrs. Oaks a fee this is several cases of letting her down in the process so he didn't think it was fair to charge her for something that is not going to affect The Town of Union. Roger recommends if the Board approves this they sign the Mylar and two paper copies approving the little portion that is in Union. Mrs. Oakes will have to record that with the Registry of Deeds.

Motion Laura Curtis to approve and sign the Mylar and two copies. Seconded John Mountainland. Unanimous

6. **Any other business by the Board:** there were none.
7. **Adjourn:** Motion Glenn Taylor to adjourn at 7:30PM. Seconded Laura Curtis. Unanimous.

These minutes were approved on _____ with the following amendments.