

Planning Board Meeting Minutes  
January 12, 2017

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

**Also Present:** CEO Grant Watmough, Jay Feyler, Greg Grotton, Jim Justice, John Shepard, Lyle Cramer, Sarah Drickey, Todd Hamula. (For a complete listing of those in attendance, please see file notes).

**Public Hearing for Dollar General Store (Map 25 Lot 7):**

Maria Pease, Chair of the Planning Board, opened the Public Hearing at 6:30 pm.

Maria gave an outline of how the hearing was to be held:

- 1- Allow the applicant from Nobis Engineering to do a brief presentation.
- 2- Ask people who are in favor of the project to speak.
- 3- Ask people who are opposed to the project to speak.
- 4- Preference will be given to Union residents and taxpayers; if time allows, out of town people will be allowed to speak.

Todd Hamula from Nobis Engineering explained that the project is on the corner of Town House Road and Route 17.

The site is 6.47 acres with wetland in the middle. They are proposing to develop 2.73 acres of it. With site plan approval, he is planning to start this summer and be open by Thanksgiving.

Various people spoke in favor of the project.

Major concerns against the project were:

- How is the wetland on the parcel going to be managed
- Speed limits and traffic near the site
- Questions regarding the lighting of the site
- Questions on whether anything can be done to enhance the look of the building

The Chair explained that this project has met DOT standards, and Union has no design standards in place.

Wetland issues were addressed by Todd Hamula as he explained that a detention pond has been designed to contain the storm water and all the water will then go into a catchbasin.

Todd Hamula agreed to voluntarily shut down 1 sign at night approximately 1 hour after closing.

The Public Hearing was adjourned at 7:50 pm. Motion made by Glenn Taylor, seconded by Laura Curtis. Unanimous.

5 Minute Recess

1. **Call meeting to order:** by Chair at 7:55 pm.

2. **Accept minutes of 11/10/2016 & 12/8/2016** - Motion made by Laura to accept. Seconded by Gerald Brooks. Unanimous with Dale Flint abstaining.

3. **Final—Site Plan Review and Commercial Land Use –**

Mr. Hamula agreed to voluntarily shutting down 1 sign at night, approximately 1 hour after closing. The project is also contingent upon DOT and DEP permits.

Motion made by Glenn Taylor to approve the application contingent upon DOT and DEP permits. Seconded by John Mountainland. Unanimous.

4. **Other business**: Discussion regarding recreational marijuana was tabled until the next meeting.

Motion to adjourn at 8:10 pm made by Laura Curtis. Seconded by Glenn Taylor. Unanimous.

Minutes Approved March 9, 2017.