

Union Planning Board
Thursday, May 10, 2018, 6:30 p.m.
William Pullen Municipal Building Downstairs Meeting Room

Present: Maria Pease (Chair), John Mountainland, Dale Flint, Gerald Brooks, Laura Curtis.

Others Present: CEO Grant Watmough, Joe Russillo, Tiffany Strong, Peter Duffey, Bill Fransson, Greg Grotton, Tom Monroe, Tom Lindahl, Will Gartley, Debby Keiran, Ken Keiran, Brian Powers, Tammi Morrison.

1. **Meeting called to order:** 6:31 p.m. by Maria Pease.

2. **Accept Minutes of 3/8/18 postponed to 3/15/18:**
Maria Pease said that, due to lack of a quorum, the minutes of 3/8/18 postponed to 3/15/18 will be brought up at the next meeting.

3. **Addition to non-conforming structure in Shoreland Zoning – Thomas Lindahl (contractor Monroe Construction), Map 9 Lot 36-8 at 302 Al-Berta Lane:**
The addition will be two bedrooms with two decks off either side, 402 sf total, no second story and no plumbing/running water. Maria confirmed with Grant the Planning Board fee was paid, and the project meets the minimum required 50' setback. It will be on the side away from the lake. They are digging three post holes by hand. There is no plumbing at the site. Grant noted this must be documented at the Registry of Deeds, if approved, as it is a non-conforming structure. This is a one-time addition under 500 sf.
Motion by: Laura Curtis to accept
2nd by: Dale Flint
5-0

4. **Final for self-storage units – Wayne Kirkpatrick, 1718 Heald Highway LLC, Map 26 Lot 18:**
Grant said Wayne is not here tonight but wants to stick with the approved plan. He has gotten additional land and will stick with 150' length of two buildings. Grant will verify setbacks from survey. Maria stated this will be the final approval.
Motion by: Laura Curtis to accept
2nd by: Dale Flint
5-0

5. Pre-application meeting for elderly cluster housing in Common area; applicant is gathering info before a final design is completed – Brian Powers, Seaborn Properties Inc., Map 24 Lot 35:

Brian Powers of South Hope acquired three pieces of property in Union with an eye toward developing cluster housing for ages 55 and over, 1200' to 1400' sf, one-floor living, not remarkable architecture. He is working with Joe Russillo of Maple Street Design and Will Gartley of Gartley & Dorsky Engineering & Surveying. This would be the first project of its kind in Union. They would like clarification regarding ordinances. They prefer cluster housing but could be condominiums. The concept is a neighborhood in the community within walking distance of everything around the Common. It would be self-sustaining with its own water supply. Issues include: walkways/sidewalks; what if part is in commercial zone; minimum lot sizes; design standards in subdivision ordinance; overall subdivision ordinance; street design standards and classification; development impact fees; open space; lot size. Concerns about lighting and Common Road were raised. Maria Pease stated growth and development are very important to this board. There are major issues that need deeper thought not only for this but for future proposed developments. A work session will be scheduled. Will Gartley will write up and email a list of concerns with each ordinance section and page labelled.

6. Bed & Breakfast also up to 12 weddings per year – Tammi Morrison, 65 Middle Road, Map 19 Lot 11-5:

Request was for a B&B with the option to host weddings offering guests the option to stay. She paid the Planning Board fee. It was noted State codes on life safety, etc. supercede Town approval to move forward. Maria said B&B is an allowed use in both rural and village per Land Use Ordinance; could go with existing house and septic for four-bedroom then get a plumbing permit for third B&B room, which will be an efficiency apartment over the garage. A neighbor voiced concerns over number of attendees, parking limitations, noise and an eagle's nest. There was discussion about other event venues in town. Tammi said she would host no more than 200 to 250 people. Maria said if Tammi sells the property, we permit it for the longevity of the property, and this is an issue we need to deal with. We now have three sites with large gatherings in a town of no more than 3000 people. The board would like to move forward with the B&B and spend more time on weddings/events. Grant noted Tammi has 6.7 acres. Maria said we need criteria for large outdoor gatherings. Others have self-limited. Tammi questioned existing venues. Her application has gray areas; need layout of land and parking for events. Discuss events in workshop also, in a timely fashion.

Motion by: John Mountainland to accept B&B portion of application

2nd by: Dale Flint

5-0

7. Revision to approved expansion of a non-conforming structure in Shoreland Zoning – Kenneth and Deborah Keiran, Map 28 Lot 10:

At the end of September they got approval for renovation, then realized the existing shed was not worth keeping. They want to remove the shed and boathouse and add four feet to the living room and four feet to the garage. Grant clarified the removal of that small building is why they are here. They can't expand again.

Motion by: Dale Flint to approve the amended/revised drawing

2nd by: John Mountainland

5-0

8. Any other business by the Board:

Expand non-conforming in Shoreland Zoning – a 12 x 24 deck with ramp at 4 Oak Point Lane.

Motion by: Laura Curtis to accept

2nd by: John Mountainland

5-0

Schedule work session June 14, 2018.

9. Adjourn:

Motion by: Laura Curtis to adjourn at 8:22 p.m.

2nd by: John Mountainland

5-0

Respectfully submitted by: Sherry Abaldo