

Union Planning Board
Thursday, November 8, 2018, 6:30 p.m.
William Pullen Municipal Building Downstairs Meeting Room

Present: Maria Pease (Chair), Jerry Brooks, Dale Flint, Laura Curtis.

Others Present: CEO Grant Watmough, Katheryn Langelier, Gus Johnson.

1. **Meeting called to order:** 6:30 p.m. by Maria Pease.

2. **Accept Minutes of 9/13/18:**

Tabled – no quorum.

3. **Application for #254 Warehousing, Processing & Distribution – Katheryn Langelier (Herbal Revolution Farm & Apothecary, LLC) – Map 23 Lot 18:**

They would like to use a portion of the existing building (formerly Brooder Auction building) for a commercial kitchen, office & shipping (under 1500 s.f.). The rest of the building will be used for Agricultural. The applicant will also use the existing “flower shop building” (more recently used for selling antiques) for retail sales, which is a similar use.

The wellness products business is in its 8th year. Plans “down the road” include hiring more employees, growing ingredients as on their farm for products, public art, and classes.

Maria confirmed with Grant that the property is in the rural district, so this is an allowed use with Planning Board approval. It was also confirmed to be #254 light commercial. There is a lot of parking as was used by the auction house.

Motion by: Laura Curtis to accept.

2nd by: Jerry Brooks

4-0

4. **Review & discuss Town Attorney Roger Therriault’s draft of info regarding cluster development:**

Maria said Roger presented a draft ordinance regarding cluster development. Consensus was the draft looks good but did not address everything. Discussion included: some contradictions with Land Use and Subdivision Ordinances; road standards; road categories (such as arterial, collector, minor and private); the definition of a cul-de-sac; slope of property; and width of property. Jerry brought up developmental impact fees. Maria brought up bond amounts. Maria said they need to come up with a table for road standards.

5. Any other business by the board:
None.

6. Adjourn: 7:23 p.m.
Motion by: Laura Curtis
2nd by: Dale Flint
4-0

Respectfully submitted by: Sherry Abaldo