

TOWN OF UNITY PLANNING BOARD AGENDA



DECEMBER 9, 2015

RALPH WASSON

No. 85
Map 19 Lot 16-1
Shoreland (y/n) _____
Rev. 8/2015

Town of Unity
Construction Application and Permit

Please reference current land use ordinance and attached instruction sheet before completing this form. On the reverse side of this application, please make a sketch (does not need to be to scale) showing the lot with dimensions; location of existing structures, well, etc; location of proposed structures; location of wells and septic systems with dimensions from main structure and from boundaries; any other information you consider pertinent to your proposed structure.

1. Applicant's name Ralph Nasor Telephone number 207 745 2496
2. Applicant's mailing address PO 528 Unity ME 04988
3. Name of Property owner(s) Ralph Nasor
4. Street address of building site 22 Bangor Rd 22 Bangor Rd
5. Size of lot _____ Number of buildings currently on lot (1)
6. Type and description of construction proposed for lot Lean To
7. Size of proposed structure 23 x 10 square feet. Maximum height 8'
8. Will any proposed structure be within 100 feet of abutting farmland? NO
9. Will any proposed water well be located within 300 feet of abutting farmland? NO
10. Will any proposed structure result in the discharge of wastewater? NO
11. Is proposed structure in an area serviced by the public sewer operated by the Unity Utilities District? NO

Applicant's Signature Ralph Nasor

.....
Date application received 11/30/15 Town Office Action Fee paid \$15.00

.....
Date of site visit 12.3.15 Code Enforcement Officer Recommendation Approve ✓ Approve with conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

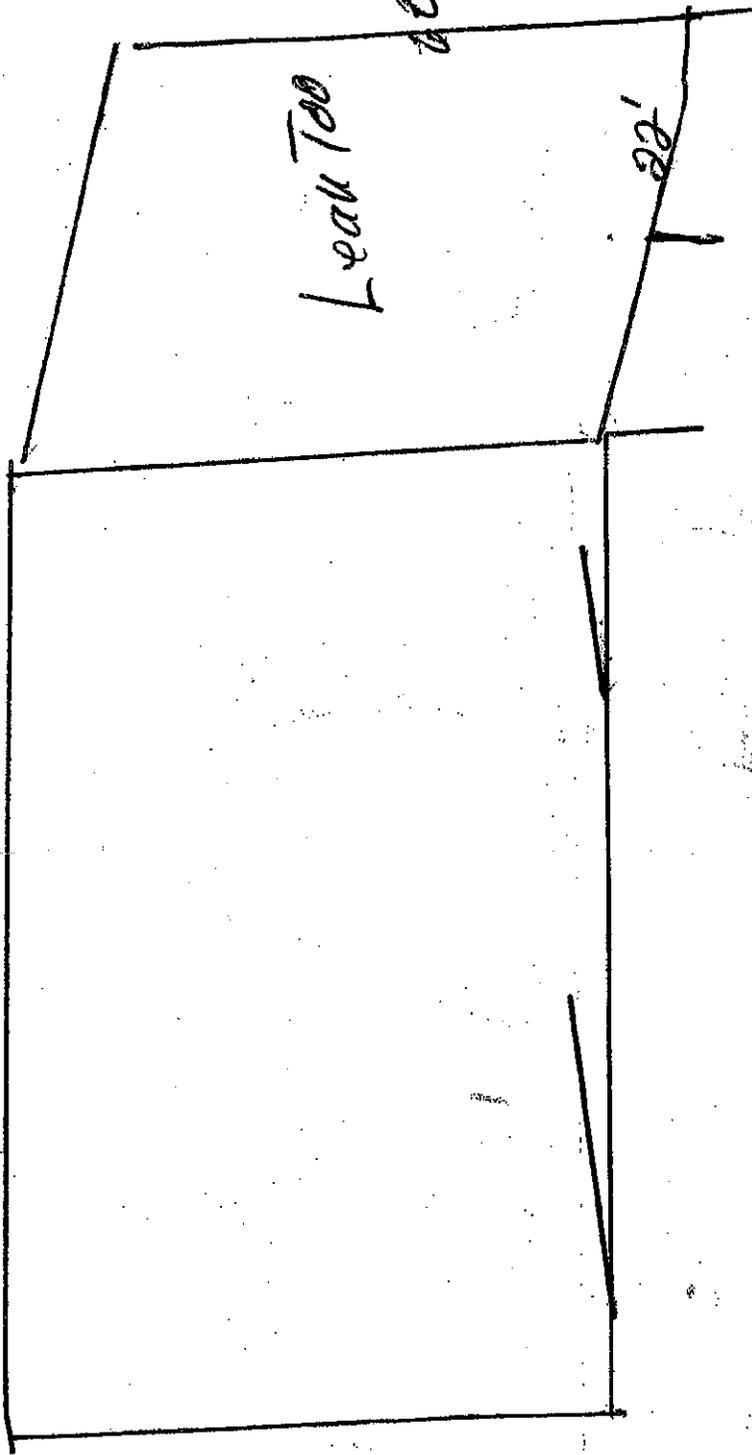
.....
Planning Board Action Approve _____ Approve per CEO conditions _____ Approve with additional conditions _____ Deny _____

Additional Conditions: _____
Date of Action _____ Signature of Planning Board Chair _____

.....
Unity Utilities District Action (if applicable). See attached construction application instruction sheet. Approve _____ Approve with Conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

IMPORTANT
DRAW SKETCH ON REVERSE SIDE
Please Note: Building Permit expires 1 year from Planning Board Approval Date



Leak Tee

20

22

~~202~~

Ralph H. H. H.
22-BA-R-01

CALLEB STOLL

No. 86
Map Lot
Shoreland (y/n)

Rev. 8/2015

Town of Unity

Construction Application and Permit

Please reference current land use ordinance and attached instruction sheet before completing this form. On the reverse side of this application, please make a sketch (does not need to be to scale) showing the lot with dimensions; location of existing structures, well, etc; location of proposed structures; location of wells and septic systems with dimensions from main structure and from boundaries; any other information you consider pertinent to your proposed structure.

1. Applicant's name Caleb Stoll Telephone number 946-4174
2. Applicant's mailing address 366 Thomdike Rd Unity Maine 04988
3. Name of Property owner(s) Caleb Stoll
4. Street address of building site Fisher Rd Unity
5. Size of lot not sure 35 acres Number of buildings currently on lot 2
6. Type and description of construction proposed for lot Horse Shelter
7. Size of proposed structure 24' x 46' 182 sq ft square feet. Maximum height 20'
8. Will any proposed structure be within 100 feet of abutting farmland? no
9. Will any proposed water well be located within 300 feet of abutting farmland? na
10. Will any proposed structure result in the discharge of wastewater? no
11. Is proposed structure in an area serviced by the public sewer operated by the Unity Utilities District? no

Applicant's Signature Caleb Stoll

.....
Date application received 11/30/15 Town Office Action Fee paid see \$15.00

.....
Date of site visit 12-3-15 Code Enforcement Officer Recommendation Approve VP Approve with conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

.....
Planning Board Action Approve _____ Approve per CEO conditions _____ Approve with additional conditions _____ Deny _____

Additional Conditions: _____

Date of Action _____ Signature of Planning Board Chair _____

.....
Unity Utilities District Action (if applicable). See attached construction application instruction sheet. Approve _____ Approve with Conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

IMPORTANT

DRAW SKETCH ON REVERSE SIDE

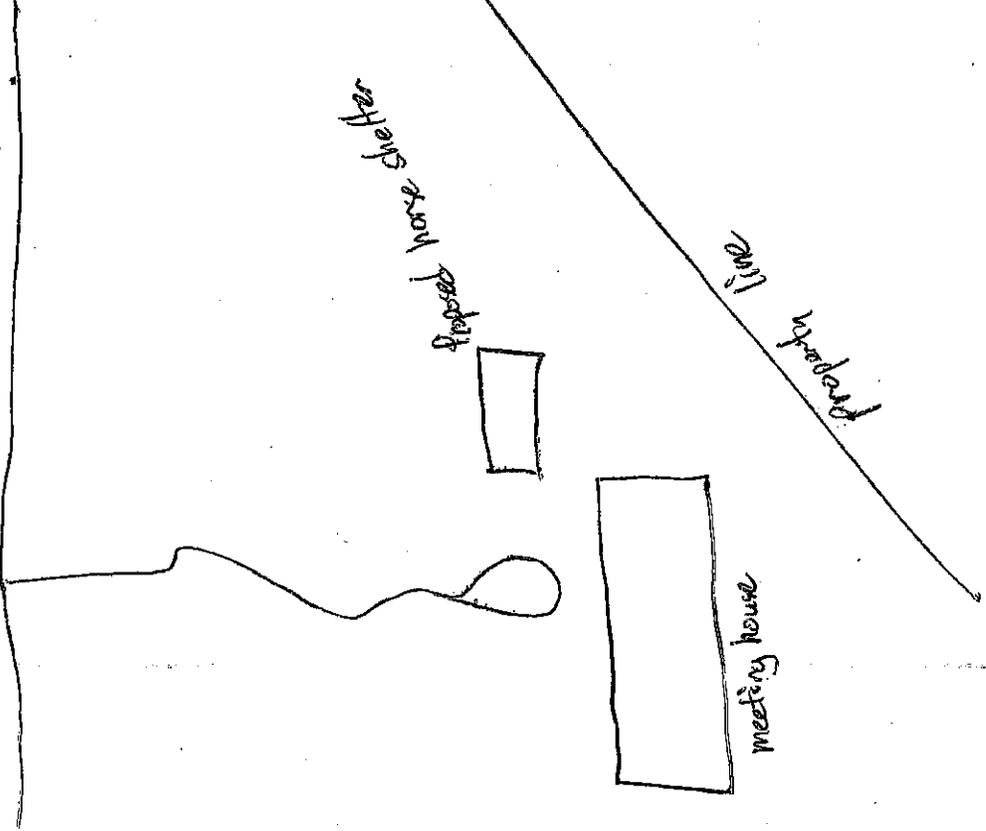
Please Note: Building Permit expires 1 year from Planning Board Approval Date

Fisher Rd

Scenic view
of
mountain

view
of
mountain

meeting house



MICHAEL ROGUE

INSTRUCTIONS FOR COMPLETING CONSTRUCTION APPLICATION

Rev. 8/2015

The following instructions should be used for completing the attached construction application. When the application is complete, including a sketch on the reverse side of the application, please return it to the Unity Town Office together with the appropriate fee. This application should be submitted no later than the Thursday preceding a regularly scheduled meeting of the Unity Planning Board. The Planning Board generally meets the fourth Wednesday of each month at 7:00 p.m. at the Unity Town Office on School Street.

After submission of your application, the Code Enforcement Officer will contact you to arrange a site visit. He will make recommendations to the Planning Board based on that site visit. You are encouraged to attend the Planning Board meeting to answer questions or provide additional information as well as have any of your questions answered by the Planning Board. Further information regarding construction applications and requirements for approval can be found in the Land Use Ordinance, which is available at the Town Office.

- If the applicant is not the property owner, please attach a signed statement from the landowner authorizing you to act on his/her behalf.
- Size of lot, tax map and lot number may be obtained at the Town Office.
- Indicate whether you are proposing an addition, expansion or renovation to an existing building, or construction of an entirely new, separate structure. Also indicate the use of the new structure (for example; single family home, garage with breezeway, garage with apartment, commercial building, etc.)
- If the proposed structure will discharge wastewater into a septic system, you should attach a copy of the septic system design with a plumbing permit. The plumbing inspector for the Town of Unity is David Schofield. Dave can be reached at 568-3547.
- If the proposed structure will be connected to the Unity Utilities District sewer system (Depot Street, School Street, Main Street and parts of Quaker Hill Road), you should attach a copy of the approved Unity Utilities District Permit authorizing such connection. **Please note** that the Unity Utilities District is a Board of Trustees that is separate from the Unity Town government, however, failure to secure Unity Utilities District permit approval, if that process applies to your proposed structure, will negatively impact the Planning Board's ability to approve your construction application. For more information go to www.unityutilitiesdistrict.org.

A copy of the completed Construction Application and Permit should be prominently displayed at the site after being approved and signed by the Planning Board Chairman.

****PLEASE NOTE****

This permit is approved on the basis of information provided by the applicant in the record regarding his ownership of the property and the boundary location. The applicant has the burden of ensuring that he has a legal right to the use of the property and that he is measuring required setbacks from the legal boundary lines of the lot. The approval of this permit in no way relieves the applicant of this burden. Nor does the permit approval constitute a resolution in favor of the applicant regarding property boundaries, ownership or similar title issues. The permit holder would be well-advised to resolve any such title problems before expending money in reliance on this permit.

Town of Unity
Construction Application and Permit

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1. Applicant's name Michael Rocque Telephone number (207) 485-2600
2. Applicant's mailing address Box 530 Legion Park Road, Vassalboro, ME 04989
3. Name of Property owner(s) Nancy Nason + RWN Inc.
4. Street address of building site 170 + 178 Main Street, Unity, ME
5. Size of lot .53 + .74 Number of buildings currently on lot 1
6. Type and description of construction proposed for lot Commercial Retail - Convenience Store
7. Size of proposed structure 2,800 square feet. Maximum height 20'
8. Will any proposed structure be within 100 feet of abutting farmland? NO
9. Will any proposed water well be located within 300 feet of abutting farmland? NO
10. Will any proposed structure result in the discharge of wastewater? Yes
11. Is proposed structure in an area serviced by the public sewer operated by the Unity Utilities District? Yes

Applicant's Signature [Signature]

.....
 Date application received 11/13/2015 Town Office Action [Signature] Fee paid [Signature] \$15.00

Code Enforcement Officer Recommendation

Date of site visit _____ Approve _____ Approve with conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

.....
Planning Board Action

Approve _____ Approve per CEO conditions _____ Approve with additional conditions _____ Deny _____

Additional Conditions: _____

Date of Action _____ Signature of Planning Board Chair _____

.....
Unity Utilities District Action (if applicable). See attached construction application instruction sheet.

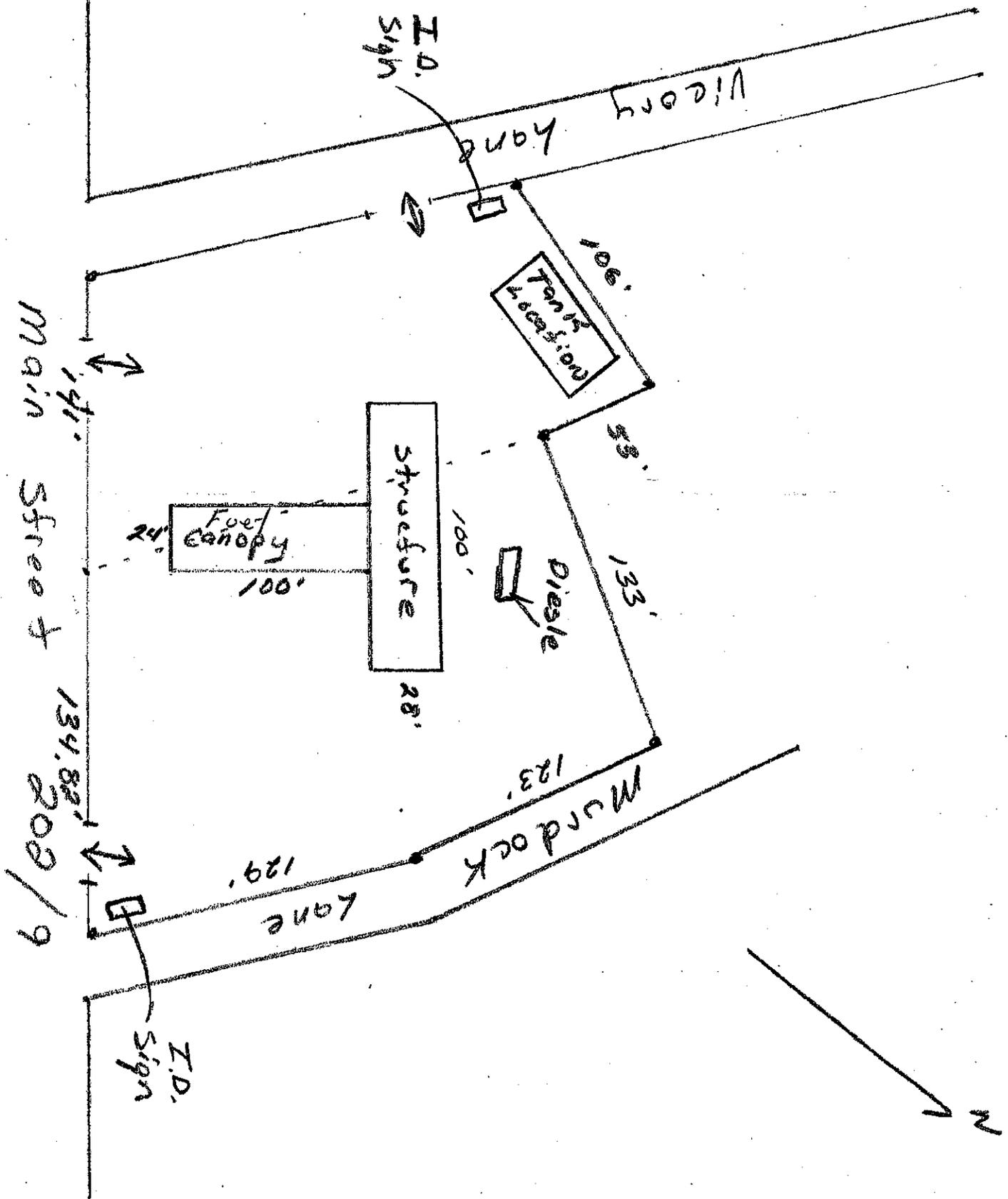
Approve _____ Approve with Conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

IMPORTANT

DRAW SKETCH ON REVERSE SIDE

Please Note: Building Permit expires 1 year from Planning Board Approval Date



AGREEMENT FOR SALE OF REAL ESTATE

This Memorandum of Agreement, made and entered unto by and between Ralph Nason, of Unity, Maine hereinafter called the Seller, and Michael Rogue, hereinafter called the Purchaser.

Witnesseth, as follows: That the Seller agrees to sell and convey unto the Purchaser, with a clear and perfect title thereto, by a good and sufficient _____ deed with the usual covenants therein, and title by descent properly released, the Real Estate situated at Unity, Maine - Tax Map 17 Lots 63-1 and 25,
170 Maine St Unity, ME B1355 P258 and
178 Main St, Unity, ME, B 803 P 538

for the Sum of _____ Dollars to be paid as follows: \$5,000.00 down, \$10,000.00 under before Oct 1, 2015, Balance due Sept 1, 2016.
Plus minimum interest.

Taxes to be paid by Pro-Rated Insurance to paid by Purchaser
Water rates to be paid by N/A Rents N/A

And the Purchase hereby agrees to purchase of the Seller the said property on the terms and conditions above-mentioned, within _____ days from this date, and in consideration thereof, the Purchaser has paid unto the Seller the Sum of 5,000.00 Five Thousand Dollars on account of the purchase price, the receipt of which is hereby acknowledged.

In Witness Whereof, the parties have hereunto interchangeably set their hands and seals this 4th day of September, A.D., 2015

IN PRESENCE OF

Michael Rogue
Ralph Nason

[Signature] 9-4-15
Ralph Nason 9/10/15

Unity Utilities District
P.O. Box 231
Unity, ME 04988
www.unityutilitiesdistrict.org
207-505-0837

Account Number **37**

Nancy Nason (Adams House)
P O Box 528
Unity, ME 04988

[REDACTED]

[REDACTED] \$320.00

Year Total \$320.00
Current Charges \$160.00

12/31/2014	Previous Balance	\$160.00
03/26/2015	Payment Received	\$160.00
06/30/2015	Arrears	\$0.00
06/30/2015	Interest	\$0.00
	Adjustments	
06/30/2015	Current Charges	\$160.00
	Total Amount Due	\$160.00

All bills are due and payable within 30 days
Accounts in arrears will be subject to 7% interest
KEEP THIS PORTION FOR YOUR RECORDS

Unity Utilities District
P.O. Box 231
Unity, ME 04988
www.unityutilitiesdistrict.org

Account Number **80**



Ralph Nason (Jim's Salad)
P O Box 528
Unity, ME 04988



\$320.00
\$24.00

		YearTotal
		\$344.00
	Current Charges	\$172.00
12/31/2011	Previous Balance	\$172.00
03/02/2012	Payment Received	\$172.00
06/30/2012	Arrears	\$0.00
06/30/2012	Interest	\$0.00
	Adjustments	
06/30/2012	Current Charges	\$172.00
	Total Amount Due	\$172.00

All bills are due and payable within 30 days
Accounts in arrears will be subject to 10% interest

KEEP THIS PORTION FOR YOUR RECORDS

DEVELOPMENT REVIEW INFORMATION SHEET

1. Applicability

DEVELOPMENT REVIEW is the process by which Unity's Planning Board approves new subdivisions and various "high impact" land uses. DEVELOPMENT REVIEW is required for any development project that will:

- 1) qualify as a subdivision of land and/or structure under State law;
- 2) qualify as a "high impact" activity by:
 - a) generating over 100 car and/or 20 heavy truck trips per day;
 - b) involving one or more structures with a combined gross floor area of over 20,000 square feet;
 - c) involves the installation of impervious surface of over 20,000 square feet;
 - d) creating any noise, odor, glare, vibration, smoke, dust, electrical disturbance, activity at unreasonable hours, or other nuisance that would disturb persons on neighboring properties if not adequately designed and/or buffered;
 - e) drawing more than 2000 gallons of groundwater per day for uses other than agriculture; or
 - f) involving the construction or expansion of a mobile home park, campground, or fairground.

2. Application Materials and Process

The applicant coming under Development Review will need to provide different application materials to the Planning Board at different points in the process.

Initially, the applicant shall submit a pre-application form. Where applicable to the proposed development, the applicant shall also submit any CONSTRUCTION PERMIT APPLICATION(S) and ROAD CONSTRUCTION PERMIT APPLICATION(S). (All application forms are available from the Town Clerk.)

Later the applicant will need to submit a detailed DEVELOPMENT REVIEW APPLICATION (first as a "preliminary application" and later as a "final application"). Applicants proposing certain larger projects (so called "Type 2" projects) will also need to submit a special SITE INVENTORY & ANALYSIS.

The Planning Board will discuss application procedures and submission requirements with the applicant at a special "Initial Meeting". Generally, this meeting will be triggered by receipt of a pre-application. In the absence of a pre-application, the "Initial Meeting" may also be triggered by the receipt of one or more building permit applications that—in the opinion of the Planning Board—required DEVELOPMENT REVIEW.

The applicant will be charged \$ _____ for a Type 1 project and \$ _____ for a Type 2 project; in addition to the fees for any necessary building permits and/or road construction permits.

DEVELOPMENT PERMIT PRE-APPLICATION & COVER SHEET

NOTE: This is a "pre-application." Further submissions will also be required. An updated copy of this pre-application should be used as a "cover sheet" for those later submissions.

DIRECTIONS: Consult DEVELOPMENT REVIEW INFORMATION SHEET. Submit completed pre-application to the Town Clerk, together with separate CONSTRUCTION PERMIT APPLICATION(S) and ROAD CONSTRUCTION PERMIT APPLICATION(S), where applicable. Pay required fees. Meet with Planning Board to discuss further submission requirements.

1. **APPLICANT** Name: Michael Rocque
Address: 530 Legion Park Rd, Dossalboro, ME 04989
Telephone(s): 207-485-2600
2. **LOCATION**
 - a) Tax Map # 17 Lot(s) # 25 + 63-1
 - b) List street(s) bordering parcel Vicory Lane, Main St, Murdock Lane
3. **INFORMATION ABOUT PROPOSED PROJECT**

Will the proposed project:

- a) involve the construction of 20,000 or more square feet of non-residential floor area? YES NO
- b) involve the installation of 20,000 or more square feet of impervious surfaces? YES NO
- c) involve the creation of five or more dwelling units? YES NO
- d) involve a mobile home park, campground, or fairground YES NO
- e) use more than 2000 gallons of groundwater per day (for non-agricultural uses)? YES NO

This is a "Type 2" project if the answer to any of these questions is YES.

TO BE COMPLETED BY TOWN CLERK:

Application # _____ Fee collected: \$ _____
Date Pre-Application received: _____
Date Site Inventory & Analysis (Type 2 projects only) received: _____
Date Preliminary Development Review Application (DRA) received: _____
Date Final Development Review Application (DRA) received: _____

TO BE COMPLETED BY PLANNING BOARD:

Date of Initial Meeting: _____ (Considered TYPE 1 Project TYPE 2 Project)
Dates of Public Hearing(s) if any: _____
Preliminary DRA: approved denied approved with conditions
Final DRA: approved denied approved with conditions
Date of final action: _____ Authorized Signature: _____