

Planning Board Agenda



November 18, 2015

Ervin Hochstetter

AFTER THE FACT

No. 82
Map 13 Lot 21
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.

- Applicant's name Ervin Hochstetter Telephone number 948-4800
- Applicant's mailing address 336 Stagecoach Rd
- Name of Property owner(s) Ervin & Esther Hochstetter
- Street address of building site 336 Stagecoach Rd
- Size of lot _____ Number of buildings currently on lot 4
- Type and description of construction proposed for lot 24 x 32 Feed shed
- Size of proposed structure 24 x 32 square feet. Maximum height 80'
- Will any proposed structure be within 100 feet of abutting farmland? No
- Will any proposed water well be located within 300 feet of abutting farmland? No
- Will any proposed structure result in the discharge of wastewater? No
- Is proposed structure in an area serviced by the public sewer operated by the Unity Utilities District? No

Applicant's Signature [Signature]

Town Office Action

Date application received 10/30/15 Fee paid \$15.00

Code Enforcement Officer Recommendation

Date of site visit 10/30/15 Approve [initials] Approve with conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

Planning Board Action

Approve [initials] Approve per CEO conditions _____ Approve with additional conditions _____ Deny _____

Additional Conditions: _____

Date of Action 10 Signature of Planning Board Chair _____

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

Approve _____ Approve with Conditions _____ Deny _____

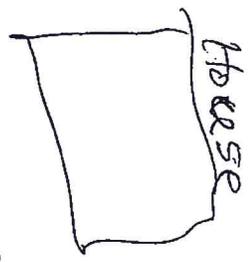
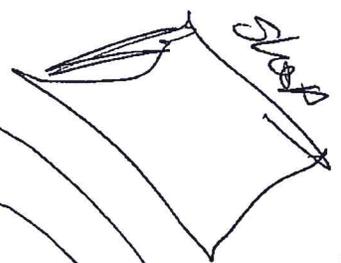
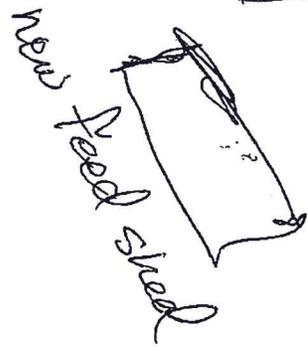
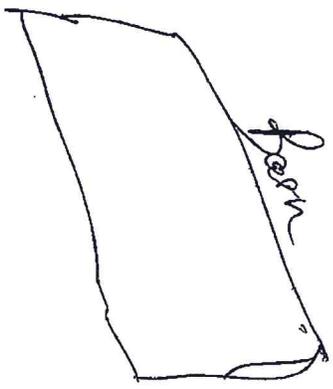
Conditions for approval or reasons for denial: _____

IMPORTANT

DRAW SKETCH ON REVERSE SIDE

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

Steeplecock Rd



Dean Pagliaroli

TOWN OF UNITY
LOT PERMIT APPLICATION

DIRECTIONS: Consult the LOT PERMIT APPLICATION INFORMATION SHEET. Submit completed application to the Town Clerk. Ask the Town Clerk when the Planning Board will meet to review this application. Attend that meeting to ask and answer questions.

1. APPLICANT

Name: DEAN S. PAGLIAROLI SR and HINDA L. FRAZEE
Address: P.O. Box 208 UNITY ME. 04988
Telephone(s): (207) 948-3241

APPLICANT is (check one) land owner ___ authorized agent
If applicant is not the land owner, he/she should bring to the Planning Board meeting a signed statement authorizing the applicant to act on the land owner's behalf.

2. LOCATION (of parcel being divided) Tax Map #: 002 Lot #: 025-1

3. INFORMATION ABOUT PROPOSED ACTIVITY

a) What is the size of parcel being divided?

10 acres OR _____ square feet (sf) Complete one or both.

b) What is the size of each resulting lot?

LOT 1: 10 acres OR _____ sf LOT 2: 10.15 acres OR _____ sf

c) Do you plan to locate more than one principal structure on either lot?

On LOT 1: ___ Yes No ___ Unsure On LOT 2: ___ Yes ___ No ___ Unsure
(A principal structure is any house, mobile home, apartment building, or commercial business building. Garages, shed, and barns are not principal structures.)

d) Do you plan to locate more than two dwelling units on either lot?

On LOT 1: ___ Yes ___ No Unsure On LOT 2: ___ Yes ___ No ___ Unsure
(A dwelling unit is a set of rooms with independent living, cooking, and sanitary facilities, such as any apartment or any single family house.)

e) What is the proposed means of wastewater treatment on each lot?

On LOT 1? ___ public sewer ___ septic On LOT 2? ___ public sewer ___ septic N/A

f) If a septic system is proposed, have soil tests been conducted?

On LOT 1: ___ Yes ___ No On LOT 2: ___ Yes ___ No N/A

g) Is the parcel within 300 feet of any farmland not owned by applicant?

___ Yes No If Yes, list farmland owner(s):

4. SKETCH PLAN

The applicant shall provide a sketch of the parcel to be divided. The sketch should show the following:

- a) The boundaries and boundary distances of both lots.
- b) The location of any existing road either bordering or contained within either lot.
- c) The location of any adjacent farmland.

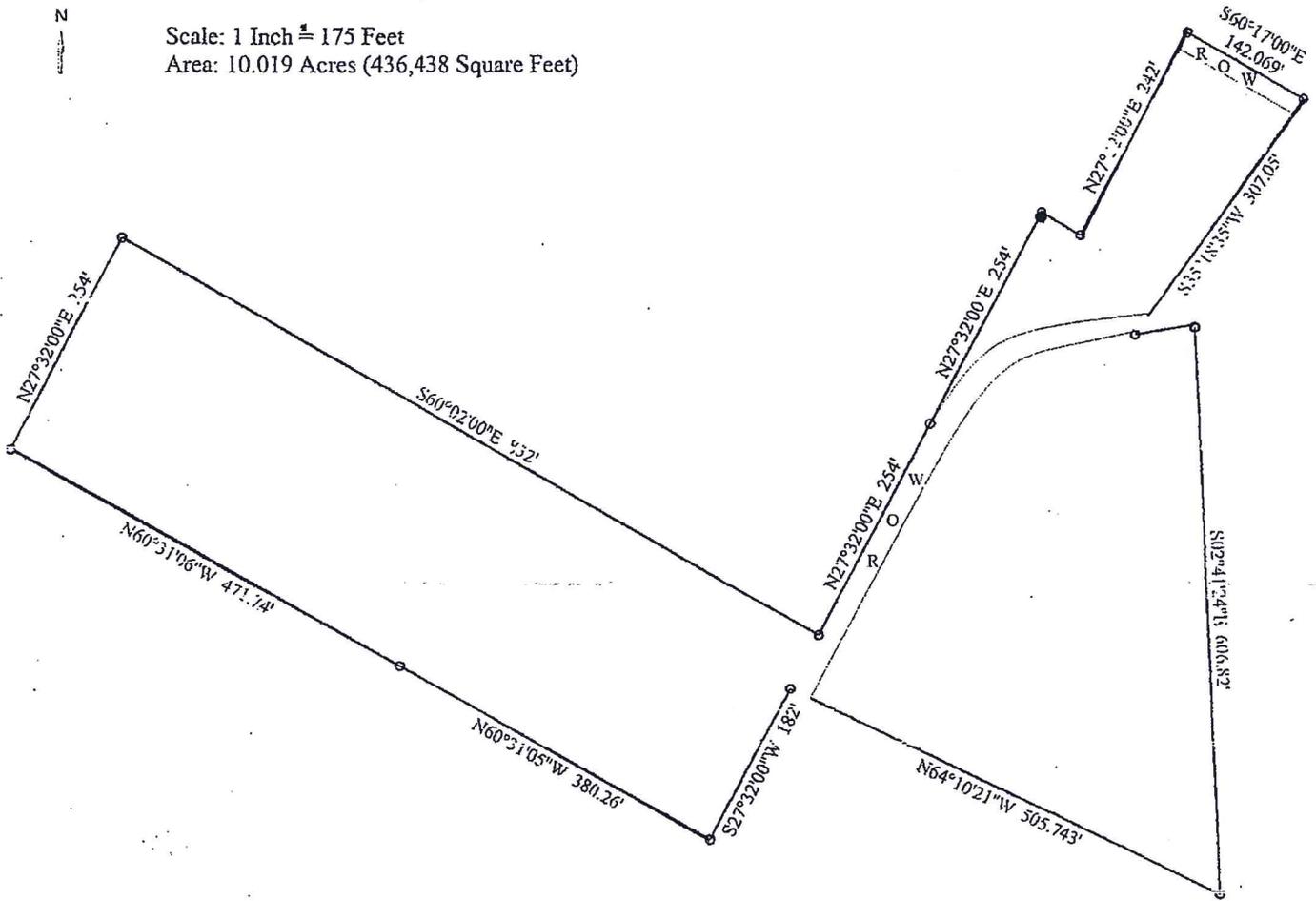
10/24/15

TO BE COMPLETED BY TOWN CLERK:	
Application # <u>666</u>	Date Received: <u>9/23/15</u> Date forwarded to Planning Board: <u>9/23/15</u>
TO BE COMPLETED BY Planning Board:	
Action: <input checked="" type="checkbox"/> Incomplete, application returned to applicant	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved With Conditions
CONDITIONS (if any): _____	
REASON FOR DENIAL: _____	
DATE OF ACTION: <u>9-23-15</u>	Authorized Signature: <u>Lucia R. Murdock</u>

EXHIBIT A



Scale: 1 Inch = 175 Feet
 Area: 10.019 Acres (436,438 Square Feet)



1. S02°41'24"E 606.82'
 2. N64°10'21"W 505.743'

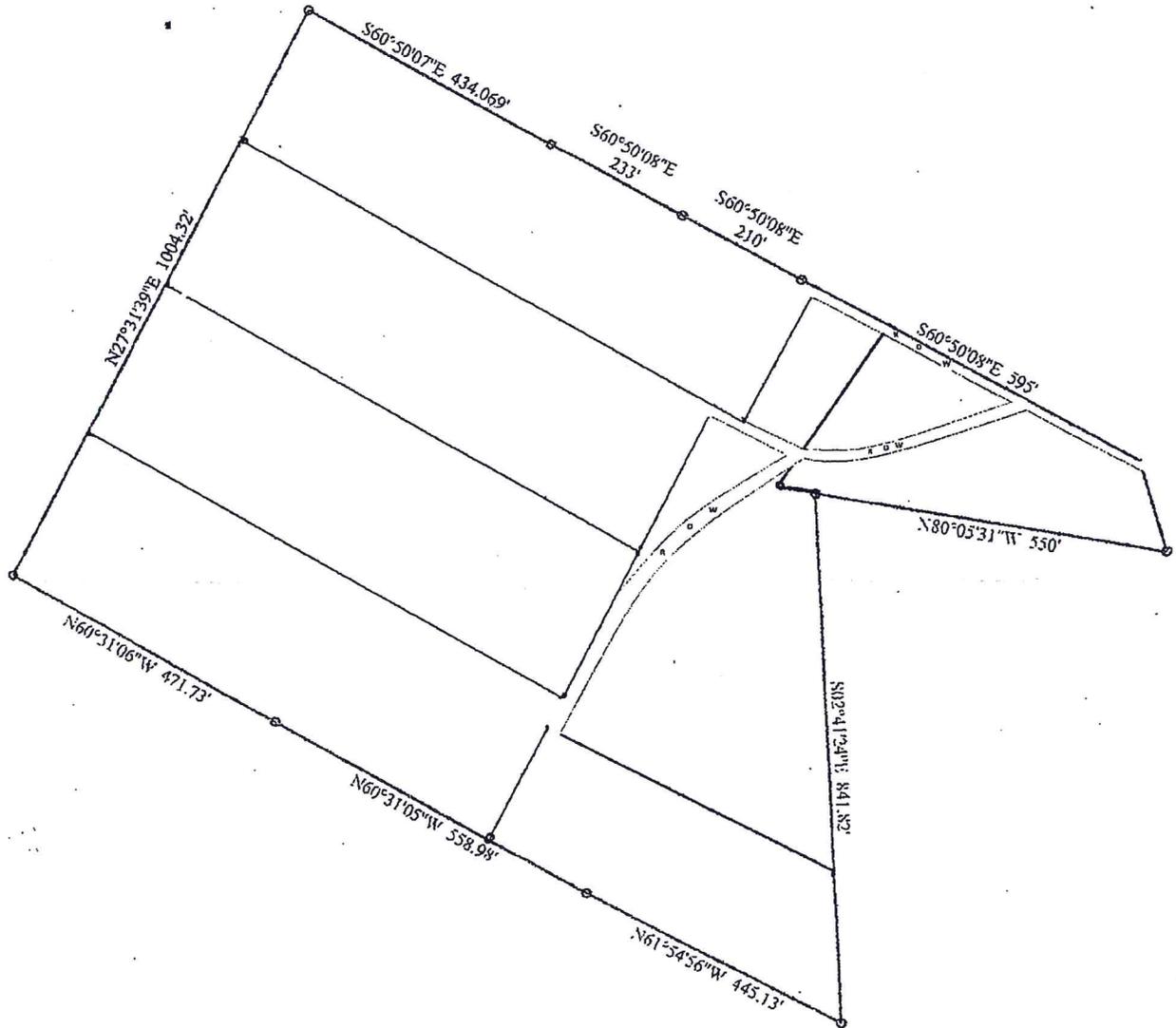
3. S27°32'00"W 182'
 4. N60°31'05"W 380.26'
 5. N60°31'06"W 471.74'
 6. N27°32'00"E 254'

7. S60°02'00"E 852'
 8. N27°32'00"E 254'
 9. N27°32'00"E 254'
 10. S60°02'00"E 48'

11. N27°32'00"E 242'
 12. S60°17'00"E 142.069'
 13. S35°18'35"W 307.05'
 14. N80°05'31"E 63'



Scale: 1 Inch = 250 Feet
Area: 30.060 Acres (1,309,425 Square Feet)



- 1. S60°50'08\"/>
- 2. S60°50'08\"/>
- 3. S60°50'08\"/>
- 4. S16°30'48\"/>

- 5. N80°05'31\"/>
- 6. S02°41'24\"/>
- 7. N61°54'56\"/>
- 8. N60°31'05\"/>

- 9. N60°31'06\"/>
- 10. N27°31'39\"/>
- 11. S60°50'07\"/>

REGISTERED
AT WALDO
COUNTY Registry
of Deeds

WARRANTY DEED

Grantor(s)

Barry Pagliaroli of Winslow, County of Kennebec, State of Maine, **Dean S Pagliaroli** of Unity, County of Waldo State of Maine, **Anthony Pagliaroli** of Lexington, County of Davidson, State of North Carolina, **Kenneth Pagliaroli** of Unity, County of Waldo, State of Maine, **Bruce Pagliaroli** of Augusta, County of Kennebec, State of Maine, **Ralph Pagliaroli** of Unity, County of Waldo, State of Maine, **Patricia Pagliaroli** of Unity, County of Waldo, State of Maine, for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, and conveys with Warranty Covenants to the **Grantee(s)**:

Dean S Pagliaroli Sr. and Linda L Frazee of Unity, County of Waldo, State of Maine.

A certain lot or parcel of land together with any buildings thereon situated on the Westerly side of Crowell Rd. so called in the town of Unity, County of Waldo State of Maine, and being a portion of the premises described in a Warranty Deed of Priscilla Landry and Barry Pagliaroli et al Dated May 5th, 1989 and recorded in the Waldo County Registry of Deeds in Book 1102 Page 252. Which said premises may be further bounded and described as follows to wit:

Beginning at a point on the most Northeasterly land now or formerly of Dean S Pagliaroli Sr. and Linda L Frazee in the town of Unity, County of Waldo, State of Maine. Dated June 2nd, 2008 Book 3223 Page 112.

Thence South sixty degrees two minutes East, a distance of Forty-eight feet (48') more or less to a point.

Thence, North Twenty-seven degrees thirty-two minutes East a distance of two hundred and forty-two feet (242') more or less to a rock wall.

Thence, South sixty degrees seventeen minutes East, one hundred and forty-two feet (142') more or less to a point

Thence, South thirty-five degrees eighteen minutes thirty-five seconds West, a distance of three hundred and seven feet (307') more or less to a point.

Thence, North eighty degrees five minutes thirty-one seconds East, a distance of sixty three feet (63') more or less to a point at the most Northwesterly corner of land now or

“MAINE REAL ESTATE
TRANSFER TAX PAID”

formerly of Charles A Wing.

Thence, South two degrees forty-one minutes twenty-four seconds East, always following the land of Charles A Wing to a distance of six hundred and six feet (606') more or less to a point.

Thence, In a Northwesterly direction a distance of five hundred and five feet (505') more or less to a point.

Thence, Southwesterly, a distance of one hundred and eighty-two feet (182') more or less to the property line now or formerly of Christopher L Mayhew and Megan J Mayhew Book 3399 Page 200, in the Waldo County Registry of Deeds.

Thence, in a Northwesterly direction always following the property line of Chistopher L Mayhew and Megan J Mayhew, a distance of eight hundred and fifty-two feet (852') more or less to a # 5 rebar found marking the Southwesterly corner of land now or formerly of Priscilla Landry Book 903 Page 318, Waldo County Registry of Deeds.

Thence, in a northeasterly direction, a distance of two hundred and fifty- four feet (254') more or less to a point.

Thence, South sixty degrees two minutes East, a distance of eight hundred and fifty-two feet (852') more or less to a point on the land now or formerly of Priscilla Landry and Barry Pagliaroli et al . Dated June 5th, 1989, Book 3223 page 112, Wado County Registry of Deeds.

Thence, in a northeasterly direction to the point of beginning. The herein described parcel of land being (ten acres) more or less.

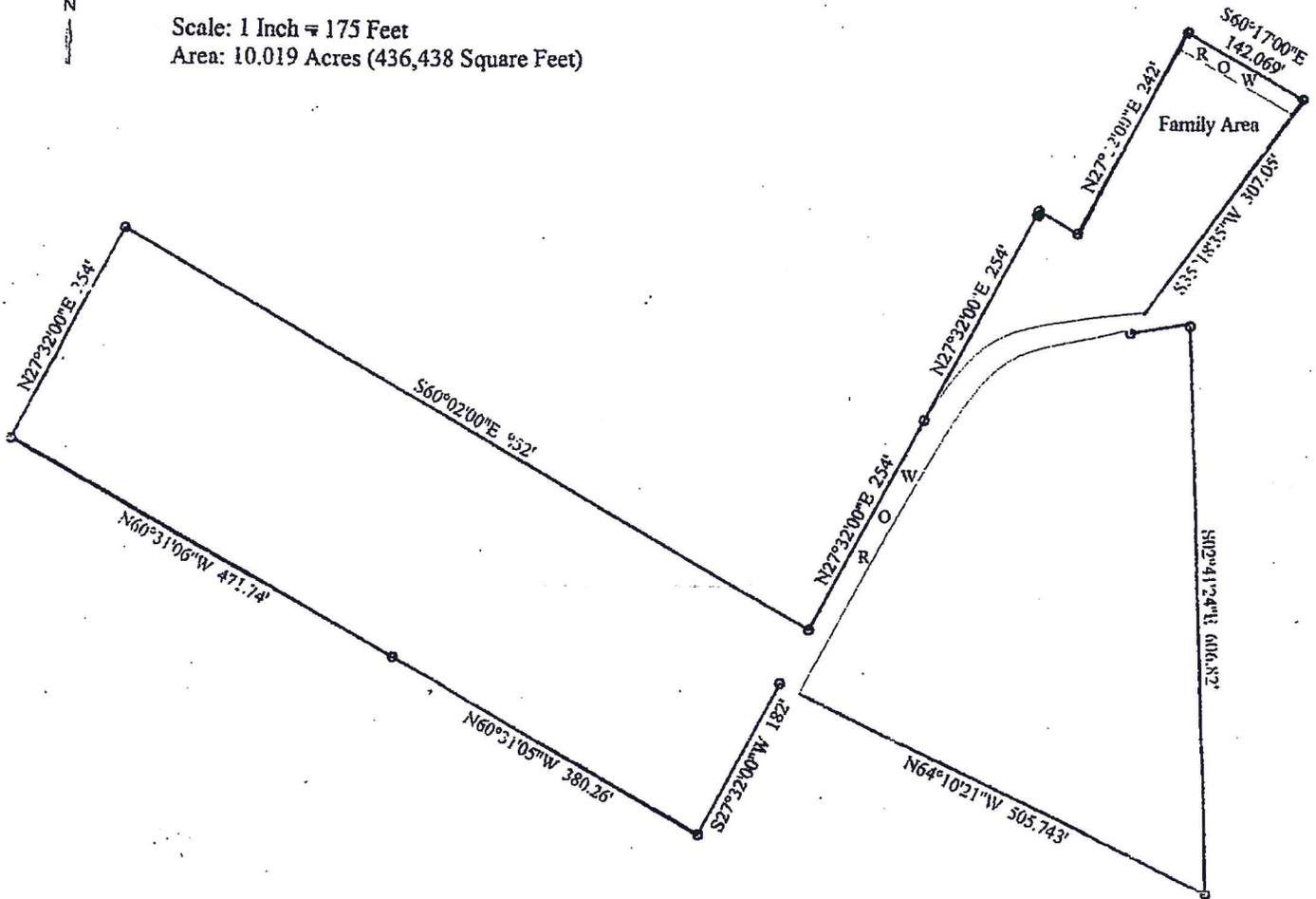
Excepting and reserving however, that a portion of the described land, may be used for family gatherings and may never be sold out of the family. This portion of land and right of ways are shown on (EXHIBIT A) attached.

EXHIBIT A

Doc# 10991
Bk: 4016 Pg: 131



Scale: 1 Inch = 175 Feet
Area: 10.019 Acres (436,438 Square Feet)



1. S02°41'24\"E 606.82'
2. N64°10'21\"W 505.743'

3. S27°32'00\"W 182'
4. N60°31'05\"W 380.26'
5. N60°31'06\"W 471.74'
6. N27°32'00\"E 254'

7. S60°02'00\"E 852'
8. N27°32'00\"E 254'
9. N27°32'00\"E 254'
10. S60°02'00\"F 48'

11. N27°32'00\"E 242'
12. S60°17'00\"E 142.069'
13. S35°18'35\"W 307.05'
14. N80°05'31\"F 63'

Grantor Signatures:

DATED: 10-22-2015

Barry Pagliaroli

Barry Pagliaroli
193 North Reynolds Rd.
Winslow, Maine, 04901

State of Maine, County of Waldo, ss:

This instrument was acknowledged before me on this 22nd day of October, 2015
by Barry Pagliaroli

Cynthia A. Gilbert

Notary Public
Signature of person taking acknowledgment



CYNTHIA A. GILBERT
Notary Public, Maine
My Commission Expires July 2, 2020

Grantor Signatures:

DATED: 10-14-2015



Dean S Pagliaroli
P.O.Box 208
Unity, Maine, 04988

DATED: 10-14-2015


POA FOR Kenneth Pagliaroli

Kenneth Pagliaroli
c/o Dean S Pagliaroli POA
P.O. Box 208
Unity, Maine 04988

State of Maine, County of Waldo, ss:

This instrument was acknowledged before me on this 14 day of October, 2015
by **Barry Pagliaroli**
Dean S Pagliaroli, Kenneth Pagliaroli c/o Dean S Pagliaroli POA



Notary Public
Signature of person taking acknowledgment

SAMANTHA L. MANK
NOTARY PUBLIC
State of Maine
My Commission Expires
September 7, 2018



Grantor Signatures:

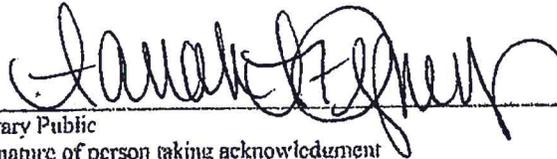
DATED: 10/8/15



Anthony Pagliaroli
1224 Irvin Dr.
Lexington, North Carolina, 27292

State of North Carolina, County of Davidson, ss:

This instrument was acknowledged before me on this 8 day of October, 2015
by Anthony Pagliaroli

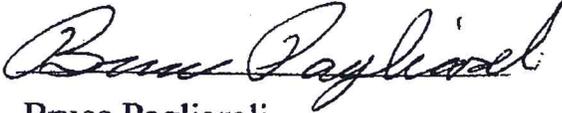


Notary Public
Signature of person taking acknowledgment

SARAH STEPHENS
Notary Public
Davidson Co., North Carolina
My Commission Expires Oct. 24, 2018

Grantor Signatures:

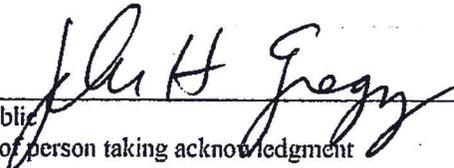
DATED: 10/14/15



Bruce Pagliaroli
110 Cony St Apt 304
Augusta, Maine, 04330

State of Maine, County of Kennebec, ss:

This instrument was acknowledged before me on this 14th day of OCTOBER, 2015
by **Bruce Pagliaroli**



Notary Public
Signature of person taking acknowledgment

JOHN H. GREGORY
Notary Public, Maine
My Commission Expires April 25, 2017



Grantor Signatures:

DATED: 10/19/2015

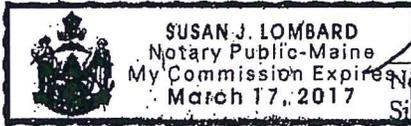
Ralph Pagliaroli

Ralph Pagliaroli
32 ~~Crown Hill Rd.~~ LAUNDY PL
Unity, Maine, 04988



State of Maine, County of Waldo, ss:

This instrument was acknowledged before me on this 19th day of October, 2015
by Ralph Pagliaroli



Susan J Lombard
Notary Public
Signature of person taking acknowledgment



Grantor Signatures:

DATED: 10-27-2015

Patricia Pagliaroli / aka (Lennon, Goodfriend)

Patricia Pagliaroli / aka (Lennon, Goodfriend)
176 School St Apt 2E
Unity, Maine, 04988.

State of Maine, County of Waldo, ss:

This instrument was acknowledged before me on this 27 day of October, 2015
by Patricia Pagliaroli / aka (Lennon, Goodfriend)



Samantha L Mank

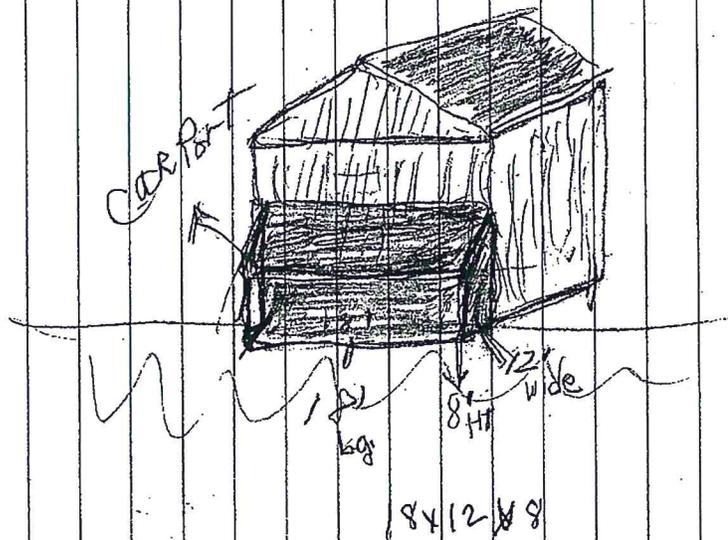
Notary Public
Signature of person taking acknowledgment

SAMANTHA L. MANK
NOTARY PUBLIC
State of Maine
My Commission Expires
September 7, 2018

WALDO SS: RECEIVED

Nov 09, 2015
at 01:39P
ATTEST: Stacy L. Grant
REGISTER OF DEEDS

Gloria McElroy



No. _____
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 GLORIA D McELROY Telephone number 948-5225
2. Applicant's mailing address PO Box 494
3. Name of Property owner(s) GLORIA D. McELROY
4. Street address of building site 207 MAIN ST. UNITY, Vt
5. Size of lot 0.77 acres Number of buildings currently on lot 2 MAP/LOT-018-012
6. Type and description of construction proposed for lot CAR PORT
7. Size of proposed structure 216 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 Gloria D. McElroy

.....
Town Office Action

Date application received _____ 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

Unity college
Dan LaForge

No. 84
Map 11 Lot 59
Shoreland (y/n) 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 Dan LaForge Telephone number 509-7287
2. Applicant's mailing address 90 Quaker Hill Road, Unity, ME
3. Name of Property owner(s) Unity College
4. Street address of building site Dorm Row
5. Size of lot 156.3 Acres Number of buildings currently on lot 18
6. Type and description of construction proposed for lot Academic Building
7. Size of proposed structure 6,000 square feet. Maximum height 28'
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 11/12/15 Town Office Action Fee paid 15.00

.....
Date of site visit 11/14/15 Code Enforcement Officer Recommendation Approve [Signature] 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: _____

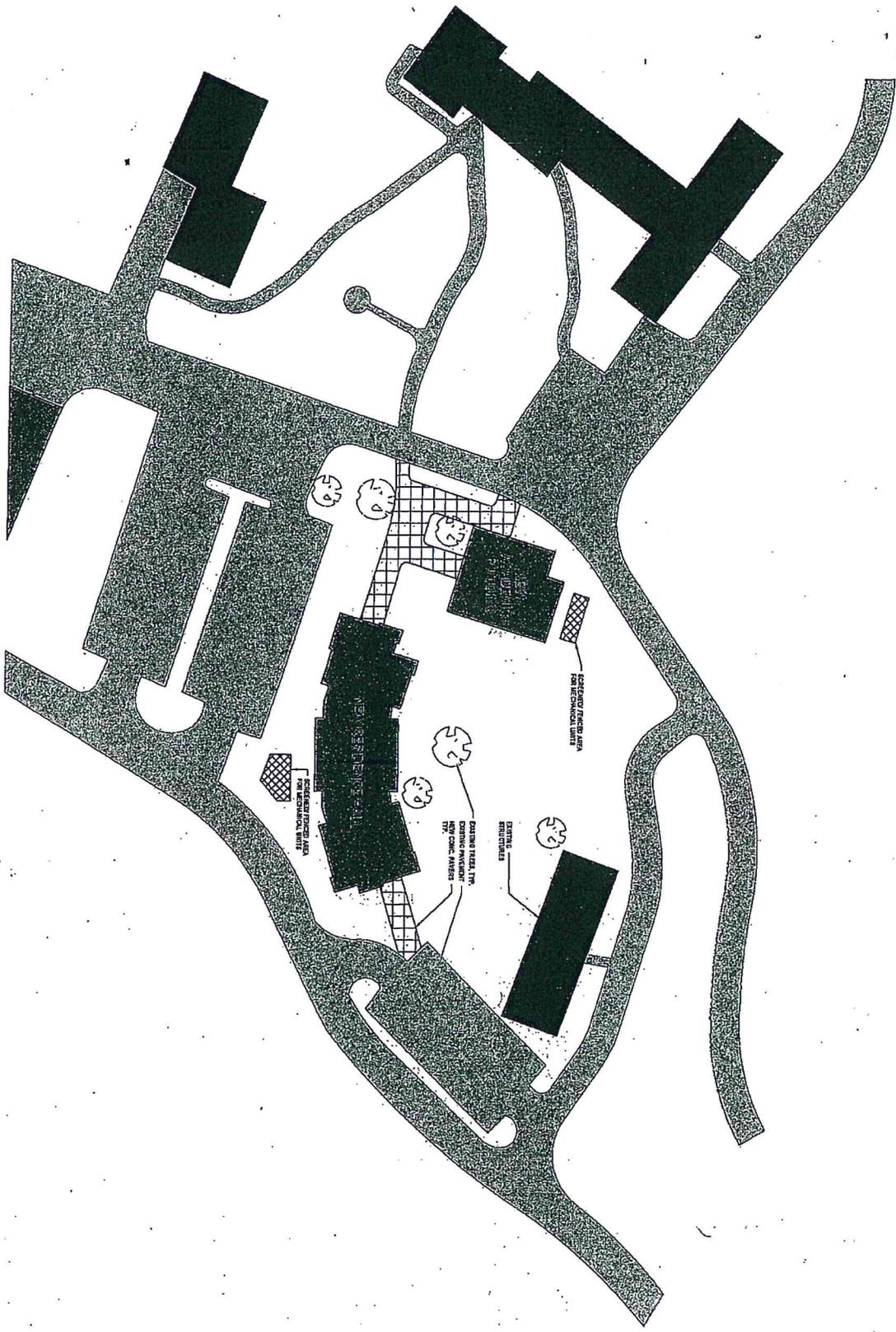
Date of Action _____ Signature of Planning Board Chair _____

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

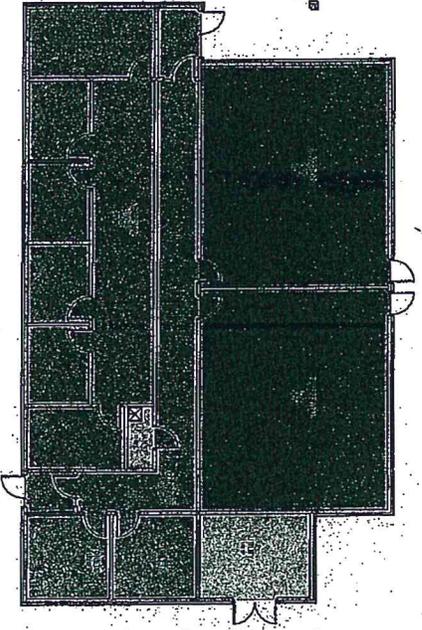
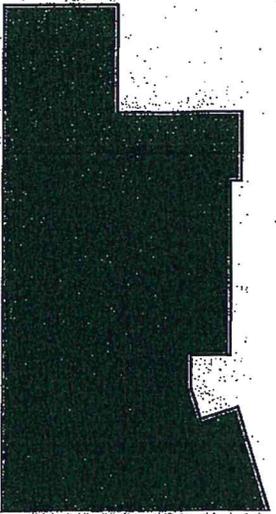
Conditions for approval or reasons for denial: _____

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

CONCEPT SITE LAYOUT



ACADEMIC BUILDING - (4,000 - 4,500 GSF)



Property Owner: Unity College Phone: 509-7287

Property Address: 90 Quaker Hill Road
Unity, ME

Mailing Address: Same

Billing Address: Same
(If different than mailing)

Type of Use: Residential (single family/apartment) Commercial (no living quarters) Home Business (mixed use)

Type of development: New Construction Change of Use

Description of Use: Provide a typed, detailed narrative, attached to the application that describes the type of use planned at the developed site. If this development represents a change of use situation, describe how the current use differs from previous use.

Development Map: If a professionally-completed site map is available include a copy. If not, include a hand-drawn map, at approximate scale, of the developed site where the sewer connection is planned (see attached graph paper).

Connection Verification

Permit Number: _____

Permit Fee Received/Date Submitted: _____

Type and Size of Service Pipe: _____

Type of Connection at Sewer Main: _____

Depth at End of Service Pipe: _____

Length of Service Pipe: _____

Date Inspected: _____

Inspected By: _____

Remarks:

Unity Utilities District
Permit Application for Connection to Sewer
Permit Required for all new construction and change of use situations

1. Complete the entire application and return to the Unity Town Office with a permit fee of \$25 (check made payable to Unity Utilities District (UUD)).
2. After the application is reviewed by the Board Members of UUD, and signed, you will be granted a permit allowing you to connect to the sewer. Please allow five business days for District review.
3. The connection must be inspected by the UUD Superintendent before any work is covered. Once the District is notified of a request for inspection, please allow up to five business days to coordinate an inspection. Inspections will be conducted during normal business hours (M-F, 9am-5pm). Your contractor must be present at the inspection. The developer is responsible for ensuring that all sewer work is done in accordance with the guidelines stated below. Any subsequent work needed to meet these guidelines will be performed at the expense of the developer.

Under no circumstances will a connection be made to the public sewer without inspection of the building sewer and connection or without following construction standards for building sewers and connections found in Section 900.0 of the UUD "Rules and Regulations for the Use of Sewers" enacted February 2006 and amended as necessary.

Date Received by Town Clerk: _____ Receipt Number: _____

Approved By:

_____, Chair of UUD. Date: _____

Printed: _____

_____, UUD Trustee. Date: _____

Printed: _____

_____, UUD Trustee. Date: _____

Printed: _____

_____, UUD Superintendent. Date: _____

Printed: _____

This document will serve as the approved permit once signed by all individuals listed above.

Unity college
Dan LaForge

No. 83
Map 11 Lot 59
Shoreland (y/n) N

Rev. 8/2015

Town of Unity
Construction Application and Permit

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1. Applicant's name Dan LaForge Telephone number 509-7287
2. Applicant's mailing address 90 Quaker Hill Road, Unity, ME
3. Name of Property owner(s) Unity College
4. Street address of building site Dorm Row
5. Size of lot 156.3 Acres Number of buildings currently on lot 18
6. Type and description of construction proposed for lot New Residence Hall
7. Size of proposed structure 18,200 square feet. Maximum height 34'
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 D. LaForge

.....
Date application received 11/12/15 Town Office Action Fee paid 15.00

.....
Date of site visit 11/12/15 Code Enforcement Officer Recommendation Approve yes 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 _____

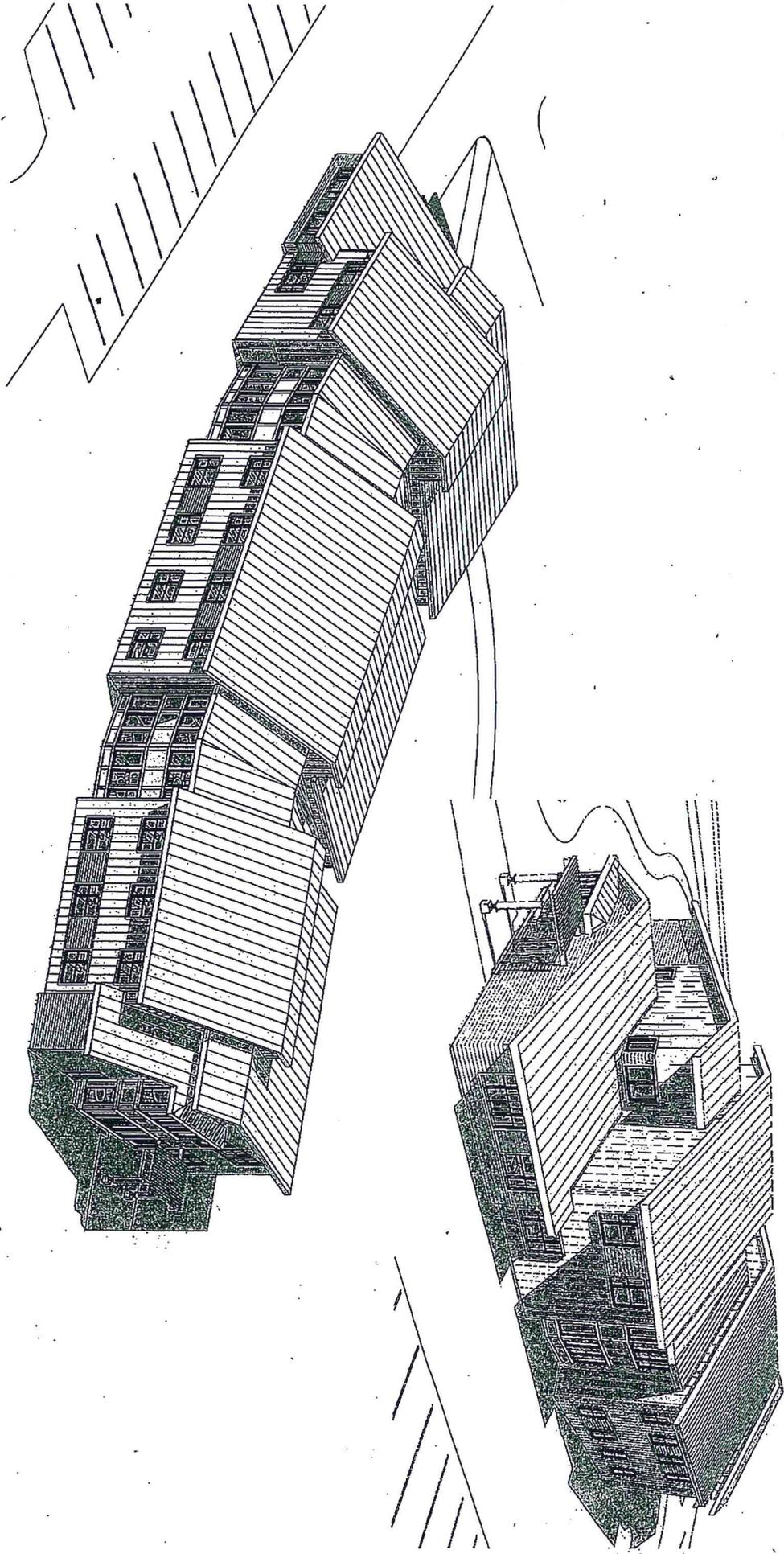
Conditions for approval or reasons for denial: _____

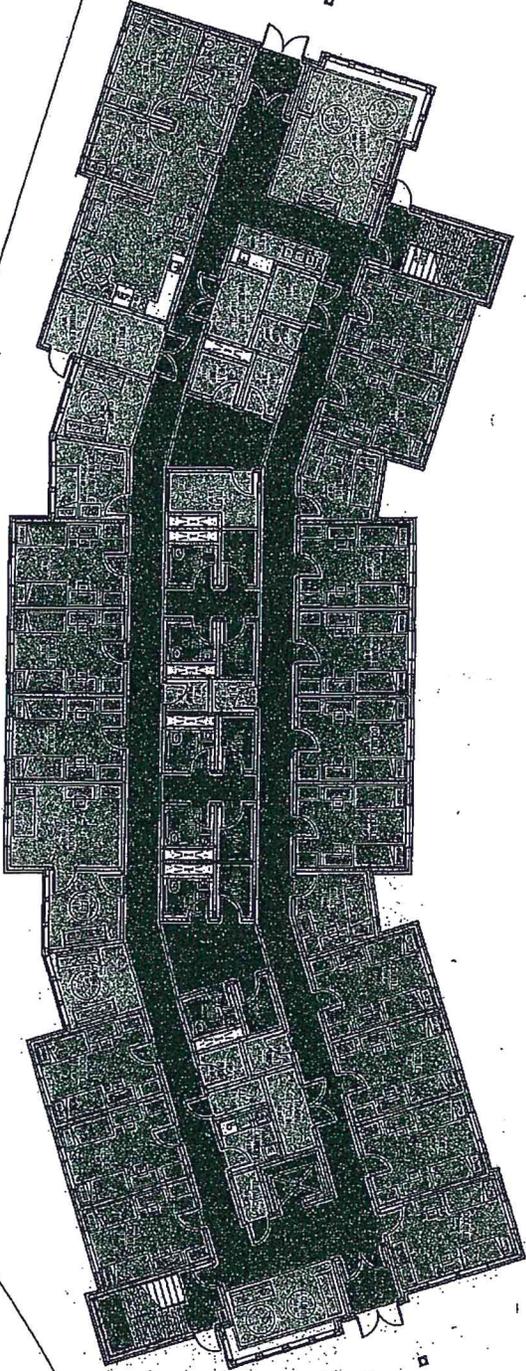
IMPORTANT

DRAW SKETCH ON REVERSE SIDE

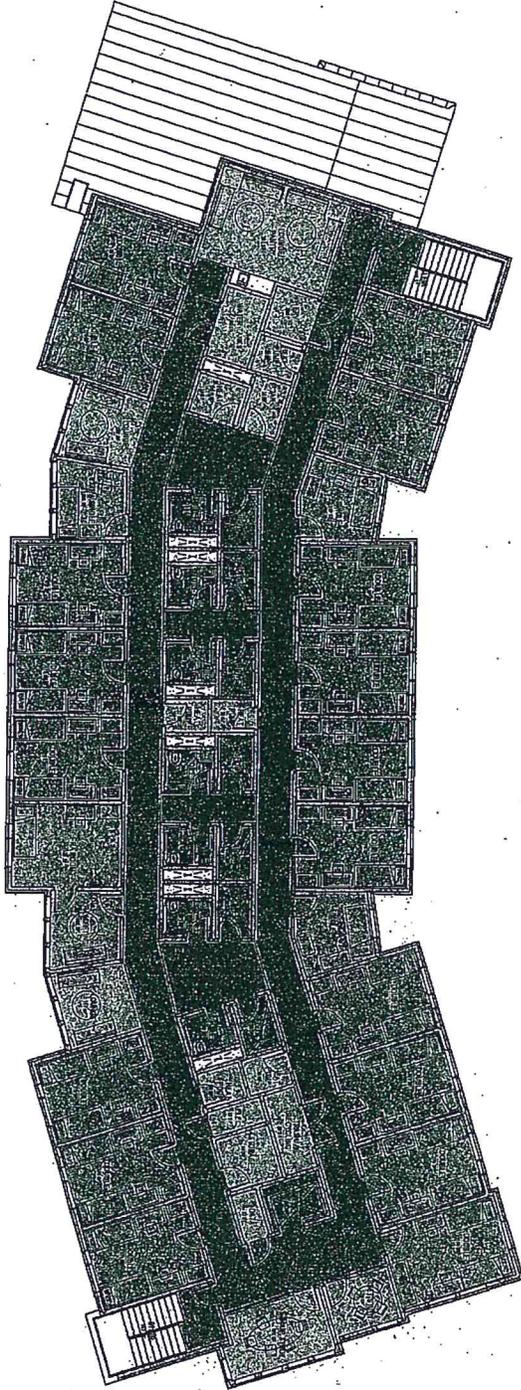
Please Note: Building Permit expires 1 year from Planning Board Approval Date

PERSPECTIVES





RES. HALL FIRST LEVEL - (9,500 GSF)
18 Doubles, 2 Singles, 1 RA & 1 RD



RES. HALL SECOND LEVEL - (8,700 GSF)
18 Doubles, 2 Singles, 1 RA

Property Owner: Unity College Phone: 509-7287

Property Address: 90 Quaker Hill Road
Unity, ME

Mailing Address: Same

Billing Address: Same
(if different than mailing)

Type of Use: Residential (single family/apartment) Commercial (no living quarters) Home Business (mixed use)

Type of development: New Construction Change of Use

Description of Use: Provide a typed, detailed narrative, attached to the application that describes the type of use planned at the developed site. If this development represents a change of use situation, describe how the current use differs from previous use.

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Connection Verification

Permit Number: _____

Permit Fee Received/Date Submitted: _____

Type and Size of Service Pipe: _____

Type of Connection at Sewer Main: _____

Depth at End of Service Pipe: _____

Length of Service Pipe: _____

Date Inspected: _____

Inspected By: _____

Remarks:

Michael Rocque

No. _____
Map 17 Lot 25+63-1
Shoreland (y/n) 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 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 Mason + 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 _____

Town Office Action _____

Date application received 11/13/2015

Fee paid \$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.

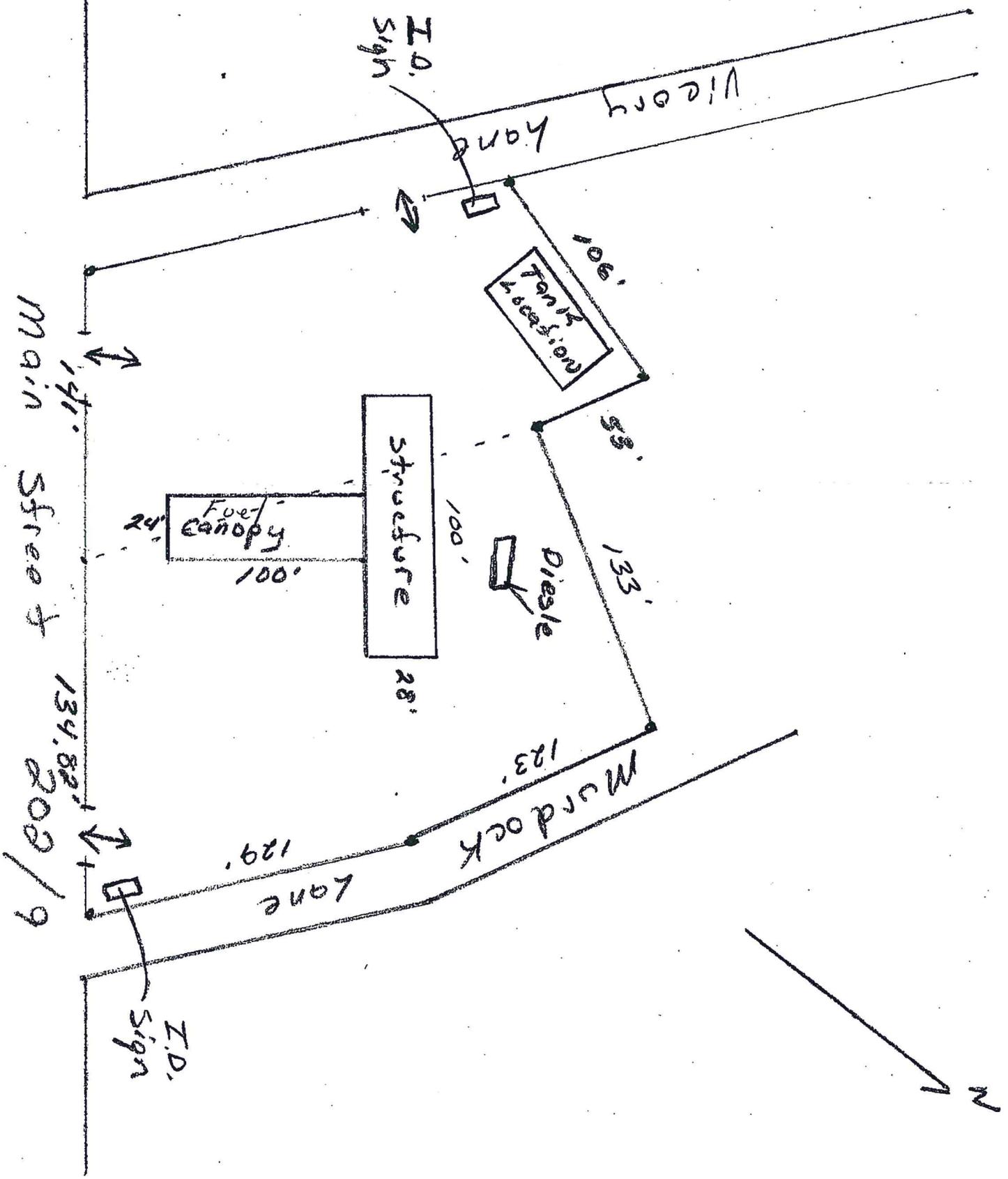
Approve _____ Approve with Conditions _____ Deny _____

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 prior before Oct 1, 2015, _____ Balance due Sept 1, 2016.
plus minimum interest.

Taxes to be paid by Pro-Rated Insurance to be 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, with _____ 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

UNITY UTILITIES DISTRICT
06/30/2015

Connections @ \$320.00 \$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 Rogge
Address: 530 Legion Park Rd, Vassalboro, ME 04989
Telephone(s): 207-485-2600
2. **LOCATION**
 - a) Tax Map # 17 Lot(s) # 25 + 63-1
 - b) List street(s) bordering parcel Victory Lane, Main St, Mordock 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 X NO
- b) involve the installation of 20,000 or more square feet of impervious surfaces? YES X NO
- c) involve the creation of five or more dwelling units? YES X NO
- d) involve a mobile home park, campground, or fairground YES X NO
- e) use more than 2000 gallons of groundwater per day (for non-agricultural uses)? YES X 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: _____