

**TOWN OF UNITY
PLANNING BOARD**



AGENDA

AUGUST 24, 2016

7:00PM

**CHAD
TOZIER**

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 Chad Tozier
Name: _____
Address: 40 Juneberry Ln Unity ME 04988
Telephone(s): _____

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 #: 21 Lot #: 4

3. INFORMATION ABOUT PROPOSED ACTIVITY

- a) What is the size of parcel being divided?
_____ acres OR 80,000 square feet (sf) Complete one or both.
- b) What is the size of each resulting lot?
LOT 1: _____ acres OR 80,000 sf LOT 2: _____ acres OR 82,428 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 LOT2? public sewer septic
- f) If a septic system is proposed, have soil tests been conducted?
On LOT 1: Yes No On LOT 2: Yes No
- g) Is the parcel within 300 feet of any farmland not owned by applicant?
 Yes No If Yes, list farmland owner(s):

**WILLIAM
WADE**

No. 117
Map 8 Lot 5
Shoreland (y/n) n

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 William Wade Telephone number 948-2402
2. Applicant's mailing address 802 Town Farm Rd, Unity ME
3. Name of Property owner(s) William Wade
4. Street address of building site 802 Town Farm Rd
5. Size of lot 131 acres Number of buildings currently on lot 1
6. Type of construction proposed for lot Replacing and extending previous porch
7. Size of proposed structure 450 additional square feet. Maximum height 13' above grade ± (roof)
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

Applicant's Signature William G Wade

.....
Date application received 8/5/16 Town Office Action Fee paid 20.00 ACM

.....
Date of site visit 8-5/16 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)
Approve _____ Approve with Conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

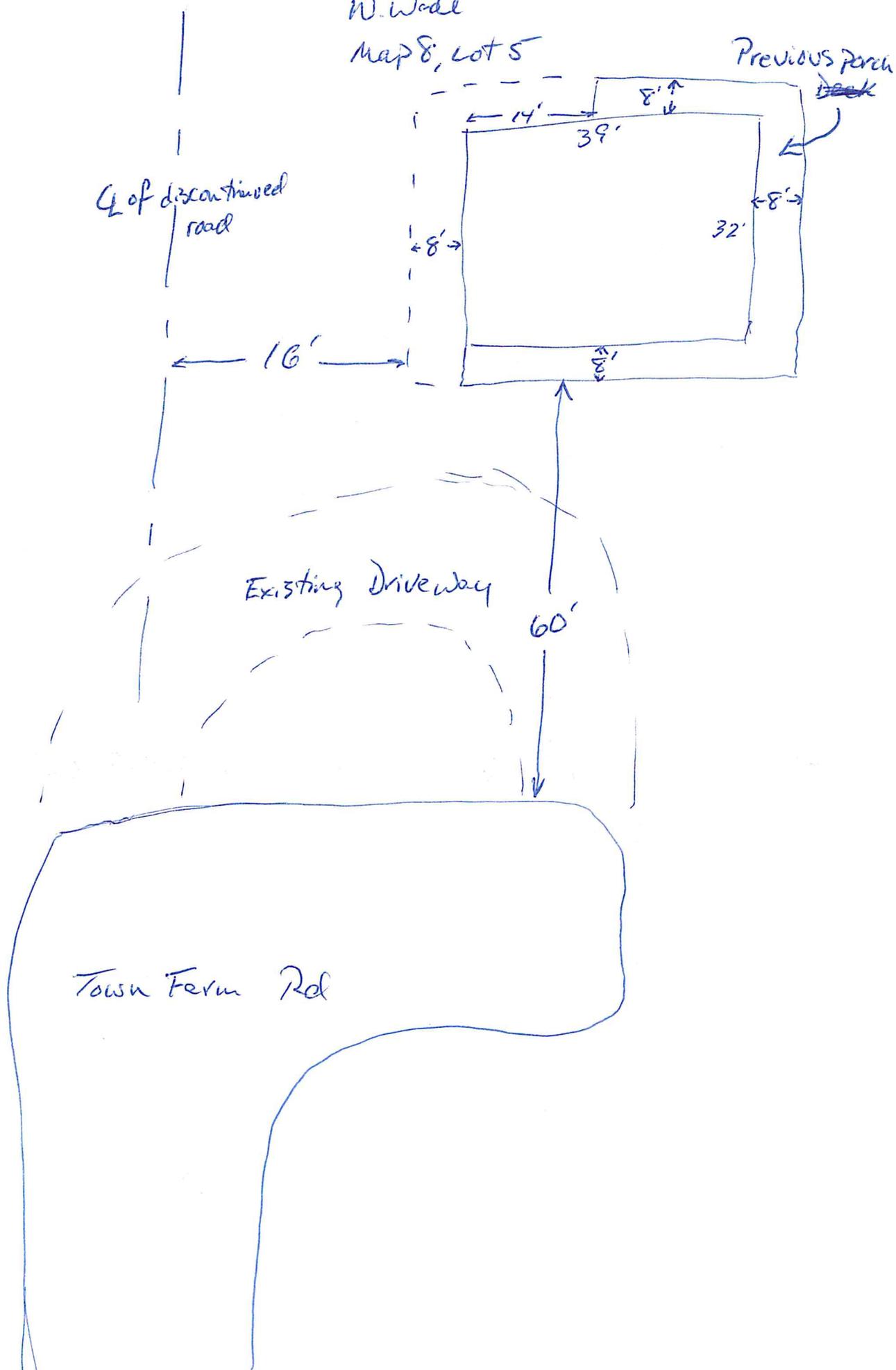
*****IMPORTANT*****
*****DRAW SKETCH ON REVERSE SIDE*****
Please Note: Building Permit expires 1 year from Planning Board Approval Date

W. Wade
Map 8, Lot 5

Previous porch
~~deck~~

Q of discontinued
road

W Wade
Map 5, Lot 16



**RICHARD
MECKES**

No. 119
Map 1 Lot 14-A
Shoreland (y/n) _____

Town of Unity

Rev. 8/2015

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 Richard A. Meekes Telephone number 401-575-8145
2. Applicant's mailing address 152 GULF Street, Warwick RI 02886
3. Name of Property owner(s) Richard + Debra Meekes
4. Street address of building site Wanning Road
5. Size of lot 5 Acres Number of buildings currently on lot 0
6. Type and description of construction proposed for lot House
7. Size of proposed structure 27x34 square feet. Maximum height Cape
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 Richard A. Meekes

.....
Date application received 8/17/2016 Town Office Action Fee paid \$20.00

.....
Date of site visit 8/17/16 Code Enforcement Officer Recommendation Approve _____ Approve with conditions Deny _____

Conditions for approval or reasons for denial: DRIVEWAY NEEDS TURNAROUND FOR FIRE TRUCKS & AMBLANCES

.....
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

5 acres

House

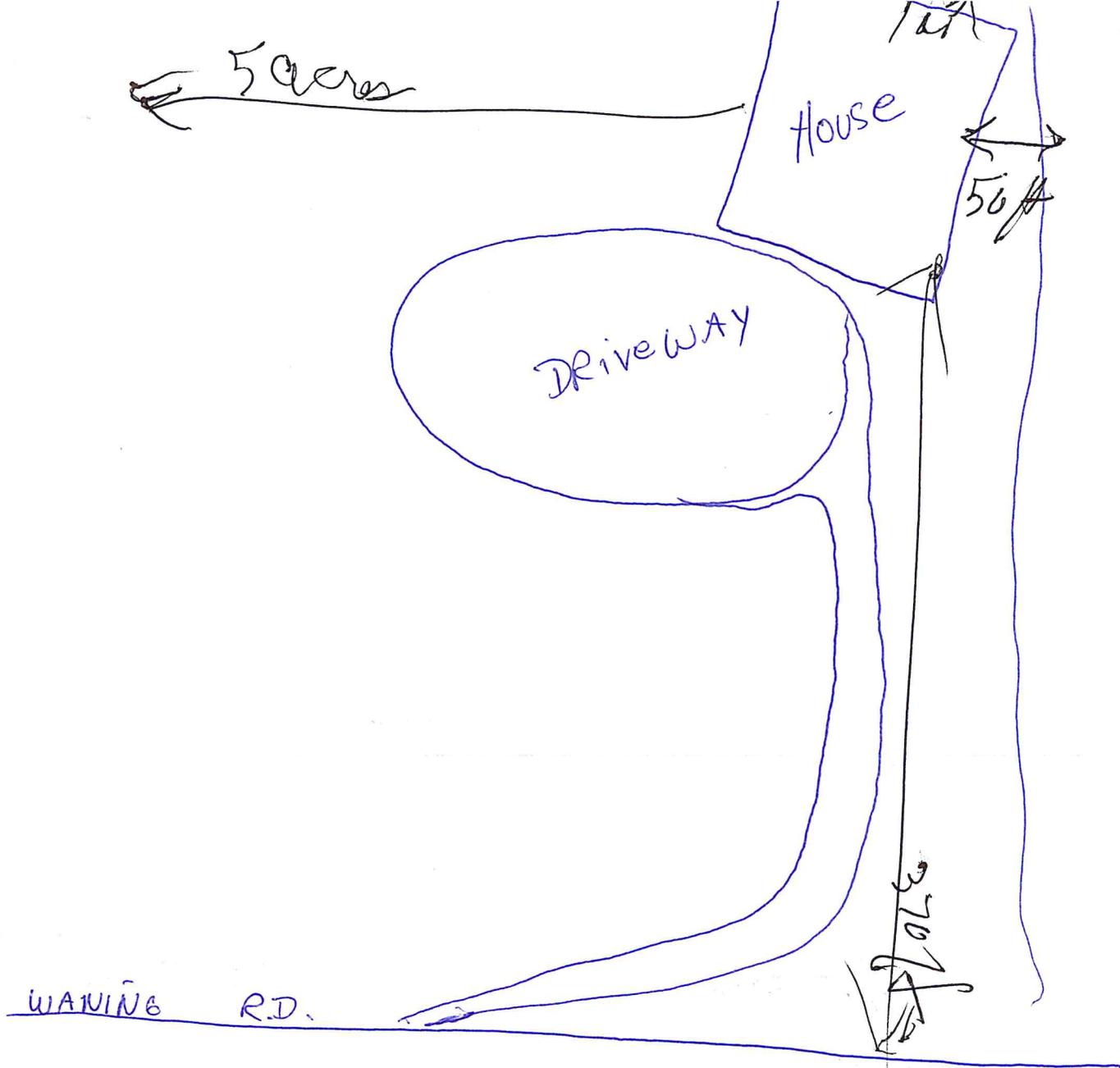
141'

56'

DRIVEWAY

370'

WAINING R.D.



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
 Div of Environmental Health, 11 SHS
 (207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Unity	Town/City _____	Permit # _____
Street or Road	Wanning Rd.	Date Permit Issued <u>1/1</u>	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #		_____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI) Meekes, Richard <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Mailing Address of Owner/Applicant % Prays Homes 218 Congress St (338)			
Daytime Tel. # Belfast, Me 04915 (4603)			
Municipal Tax Map # _____ Lot # _____			
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	

PERMIT INFORMATION			
TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	SIZE OF PROPERTY 5 <input type="checkbox"/> SQ. FT. <input type="checkbox"/> ACRES SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped		TYPE OF WATER SUPPLY To be Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1000</u> GAL	DISPOSAL FIELD TYPE & SIZE <input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>900</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>270</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>31C</u> at Observation Hole # <u>1</u> Depth <u>20"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 4G (meter readings): ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>49</u> d <u>32</u> m <u>490</u> Lon. <u>69</u> d <u>22</u> m <u>35.2</u> s if g.p.s, state margin of error: <u>18'</u>

SITE EVALUATOR STATEMENT			
I certify that on <u>7/30/16</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
Site Evaluator Signature <u>James W. Marple</u>	SE # <u>5304</u>	Date <u>8/5/16</u>	
Site Evaluator Name Printed <u>James W. Marple</u>	Telephone Number <u>207-589-4305</u>	E-mail Address _____	
Cell <u>207 557-2260</u>			

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165.

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Unity

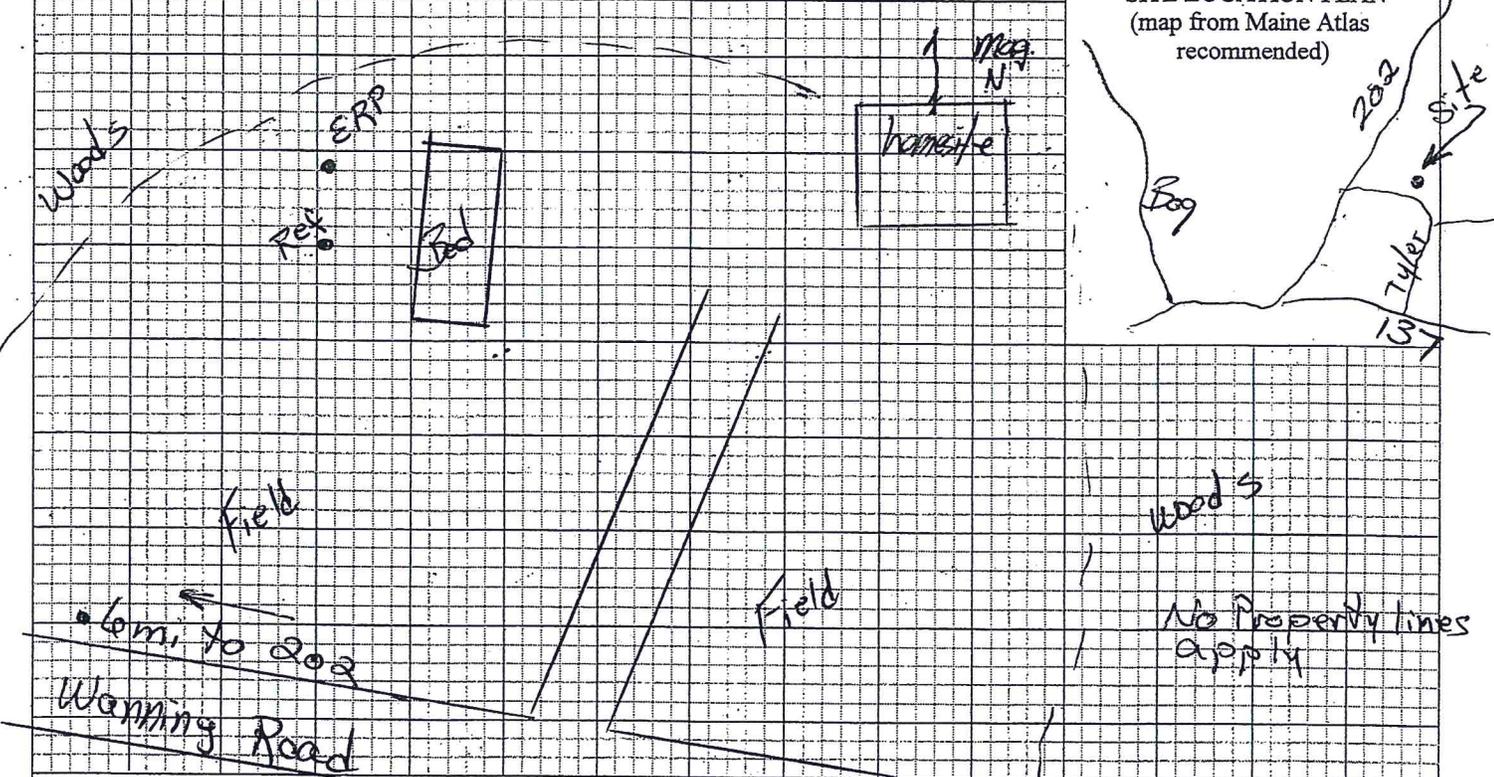
Wanning Road

Richard Meckes.

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole # 1 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0		Friable	Light Brown	
10	Sandy Loam			
20		Firm	yellow	None
30				
40				
50				

Soil Classification <u>3 C</u> Profile Condition	Slope <u>4</u> %	Limiting Factor <u>20</u> "	<input type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole # 2 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0		Friable	Light Brown	
10	Sandy Loam			
20		Firm	yellow	None
30				
40				
50				

Soil Classification <u>3 C</u> Profile Condition	Slope <u>4</u> %	Limiting Factor <u>22</u> "	<input type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	---------------------	--------------------------------	--

James W. Mayple
 Site Evaluator Signature

5304
 SE #

8/5/16
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

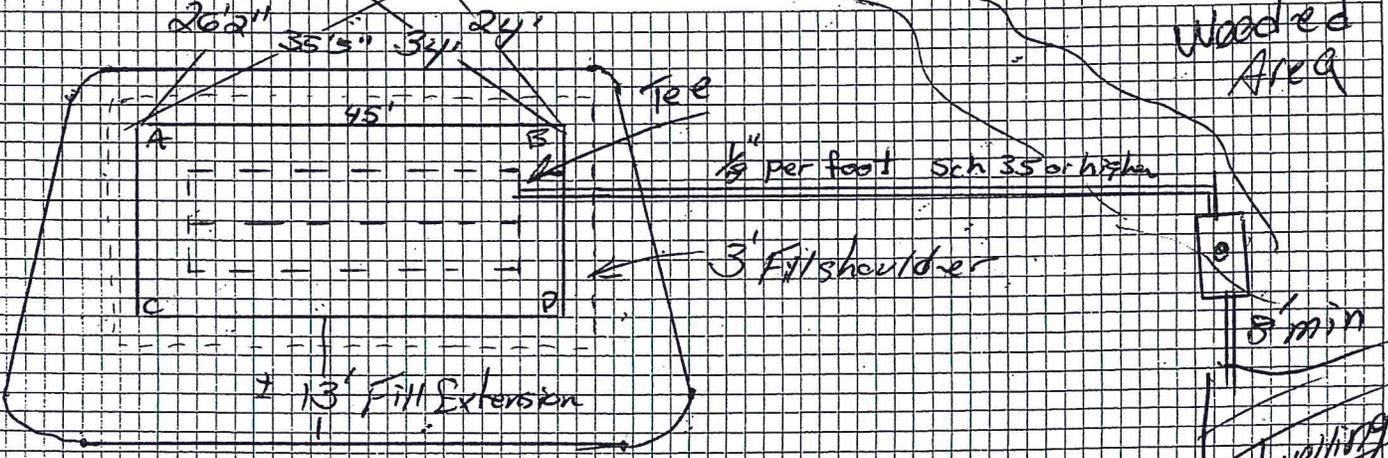
Town, City, Plantation
Unity

Street, Road, Subdivision
Ref Wanning Rd

Owner's Name
Richard Meckes

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



Original grades
A = -59
B = -59
C = -65
D = -63

Remove topsoil, roots, and organic matter under the required sand area or a proposed system. **65** Maintaining the slope extensions of raised systems. Maintain the existing characteristics of the underlying soil as much as possible. Add the sand fill on the same day that the leach area is excavated. Do not allow water to run into or over the system during construction. Do not work wet or frozen soils.

1. A 20' by 45' bed.
2. 3/4" distribution lines 36" long and spaced 5' apart.
3. Tank is 5' from slab or 8' from full foundation.
4. Bed is 15' from slab or 20' from full foundation.
5. Tank is 100' from owners well or 50' if monolithic tank is used.

Minimize machine movement to avoid soil compaction and destruction of the soil structure under and around the system. Be especially careful not to compact soil on the down slope side of the system.

FILL REQUIREMENTS

Depth of Fill (Upslope) **14"**
Depth of Fill (Downslope) **24"**

CONSTRUCTION ELEVATIONS

Finished Grade Elevation **-42"**
Top of Distribution Pipe or Proprietary Device **-54"**
Bottom of Disposal Area **-65"**

ELEVATION REFERENCE POINT

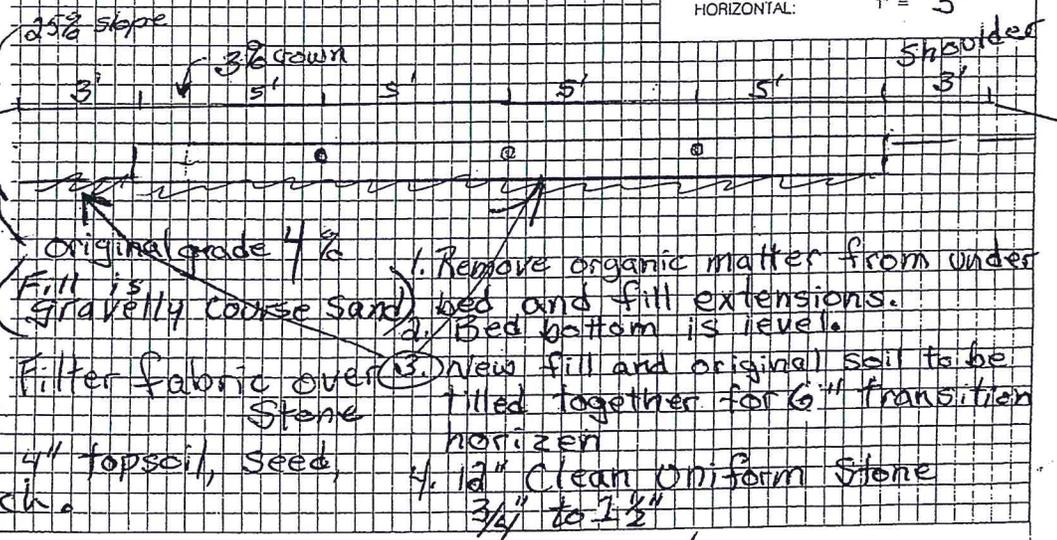
Location & Description **Anvil in Top of grade Stake**
Reference Elevation **0**

804.2.3 Field Determination of backfill: Due to the difficulty of obtaining sieve analyses and the variability of backfill material, the following procedures can be used in the field to determine the suitability of backfill material. The backfill is suitable if the soil texture is loose single grains, the individual sand grains can be readily seen (similar to salt or sugar grains) and felt, and the following conditions are observed: If squeezed in the hand when dry, it will fall apart when the pressure is released but has enough fines to stain the lines in the palm of the hand, or, if squeezed when moist, it will form a cast that will crumble when touched and bears very careful peening, and it does not form a ribbon between the thumb and forefinger, but has enough fines to stain the lines in the palm of the hand.

804.2.1 Coarse fragments: The upper limit of coarse fragments shall be 3 inches in diameter and approximately 5% by volume.

804.4.1 Extent of backfill material: The fill layer shall include any backfill beneath the disposal field, the shoulders, and the backfill material extensions surrounding the disposal field on all sides.

DISPOSAL AREA CROSS SECTION



SCALE:
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 5'

James W. Manple
Site Evaluator Signature

S 304
SE #

8/5/16
Date

Additional information about your system and HHE-200 Form

1. You should have your septic tank pumped out every 3 years to prolong the life of the system.
2. Water softeners should drain to a separate graywater disposal system.
3. Your septic system must be installed on correct elevations and all joints, etc. must be water tight. This applies to the pump tanks if your system requires pumping. Distribution boxes shall have "Equalizers" installed on the outlets.
4. Low volume toilets and water conservation measures are recommended, even if your design does not require them.
5. All construction shall conform to State of Maine Subsurface Waste Disposal Rules, Chapter 241.
6. Fill shall be loamy medium sharp sand with sufficient fines for compaction. See Rules for backfill specifications. Fill shall be placed in 8-10 lifts. The top 4 inches of cover shall be loam or sandy loam, to assure a good catch of grass.
7. All well shall be at least 100 feet from leaching field unless a variance is granted or the well is cased to appropriate depth. See rules.
8. Property lines are as provided by the owner. No accuracy is implied. Actual lines must be confirmed by a survey.
9. Installation of tanks shall have a Zabel Model A-1800 or equal on outlet, unless pumping. Install a low profile tank when it is determined to be necessary by field conditions.
10. Force mains, pump stations, and/or gravity piping subject to freezing shall be adequately insulated.
11. Systems shall be provided with adequate erosion control until vegetated cover is established.
12. Remove all vegetation and organic material under the leach field and extensions--
Caution--Avoid compaction of original soil under the leaching field and extensions during construction.
13. The design flow should not be exceeded in any day. Do not install garbage grinders or disposals with this design.
14. The LPI shall inform the owner and designer of any local ordinances or requirements exceeding the rules, prior to issuing the permit, so that the application may be properly amended.
15. GeoFlow pipe and Envio-Septic pipe are considered equal in the rules. and should be installed according to latest mfg. instructions.

**KARA
GETCHELL**

No. 120
Map 2 Lot 24
Shoreland (y/n) _____

Town of Unity
Construction Application and Permit

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1. Applicant's name Kara Gatchell Telephone number 207) 416-8800
2. Applicant's mailing address 499 Hunter Rd Unity ME 04988
3. Name of Property owner(s) Reed Gatchell
4. Street address of building site 499 Hunter Rd Unity 04988
5. Size of lot _____ Number of buildings currently on lot _____
6. Type and description of construction proposed for lot post + Beam with walkout Basement
7. Size of proposed structure 2,533 square feet. Maximum height dimensions - width 60 depth 30
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 Kara Gatchell

Town Office Action

Date application received 8/23/2016 Fee paid \$ 20.00 [Signature]

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.

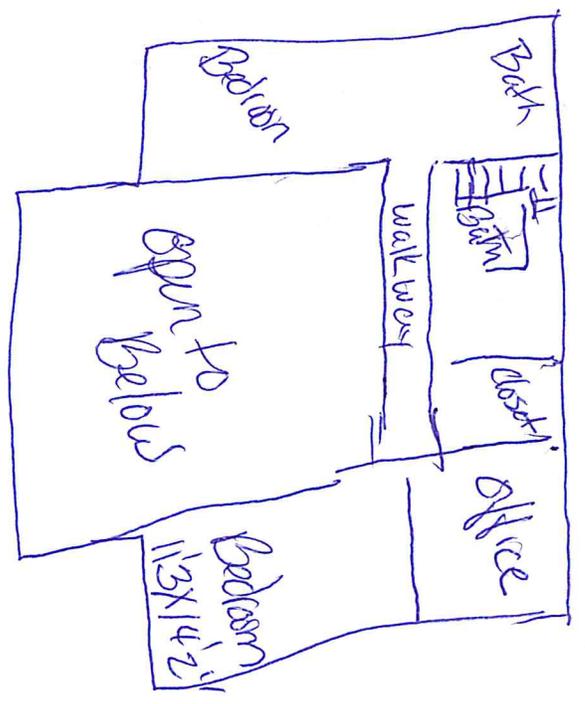
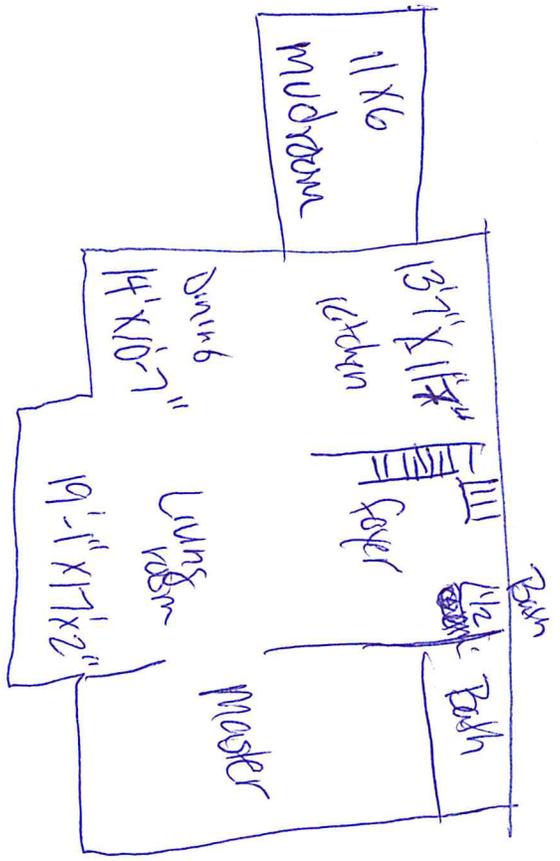
Approve _____ Approve with Conditions _____ Deny _____

Conditions for approval or reasons for denial: _____

IMPORTANT

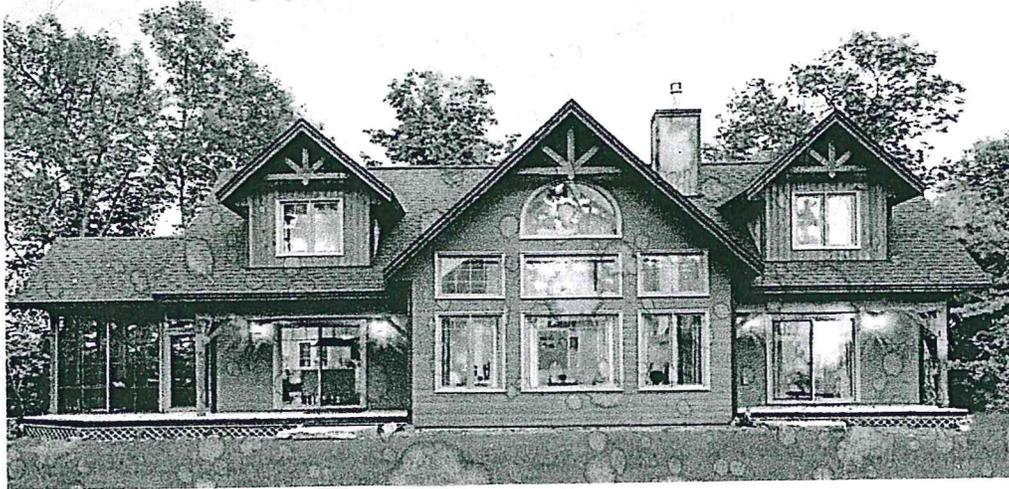
DRAW SKETCH ON REVERSE SIDE

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



The Antler Trail

POST & BEAM



Square Footage

MAIN FLOOR	1224
UPPER FLOOR	989
UNFINISHED/ BONUS AREA	0
TOTAL LIVING AREA	2213
GARAGE	0
COVERED ENTRY/PORCH	320
BALCONY/ DECK	0
TOTAL AREA	2533

Dimensions

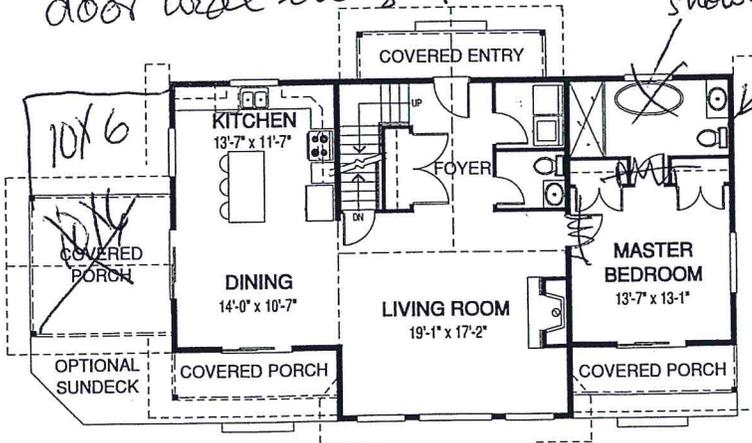
WIDTH	DEPTH
60	30

Linwood's Antler Trail model is a 2014 National CHBA Award Winner. The unique design of this home package or house kit makes it the ideal new home – or elegant new cabin or cottage.

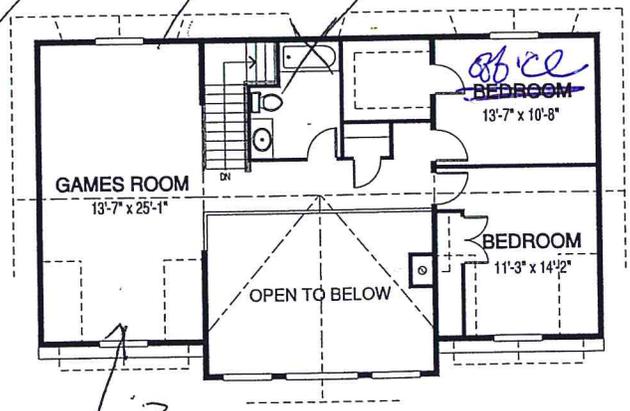
Designs, Images & Plans © Linwood Homes Ltd.

*Handicapped house
pocket doors all over
door wide enough for wheel chair*

*high toilet
Bath? shower*



Main Floor



Upper Floor



Contact us today for a price quote or details: linwoodhomes.com/ask • 1-888-546-9663

POST & BEAM: The Post & Beam Home Package includes full custom concept design, construction plans, technical support, and all the materials required to build the structure of your home to the lock-up stage.