

UNITY PLANNING BOARD MINUTES

August 28, 2018

Call to Order:

Meeting was called to order at 7:02pm by Bob Trabka

Roll Call:

Members present: Bob Trabka – Chair; Bill Schroeter – Ex Officio; Prudence McCormick –Member; Glenn Walker - ; Tom Farmen- Bob asked Tom to sit as a regular member.

Members of the Public

Virginia Hinkley, Jonathon Testa, Robert Benort, Lauren Pokorny. John Salo arrived at 7:25.

Minutes of the previous meetings:

August 7th minutes were reviewed. Prudence made a motion to approve the minutes as is. Bill seconded. All were in favor.

Minutes from July will be reviewed at October's meeting.

Unfinished Business:

a) Hearing Site Plan Review – the Board reviewed checklist. All necessary documents were received. Bob made a motion to approve the application as complete and move into the public hearing. Prudence seconded, all in were in favor.

Public Hearing started at 7:07, Virginia briefly stated the purpose of this hearing. No abutters were present. She wants to have her hair salon business inside her home as discussed at the July meeting. Bardy asked if she had looked into how the chemicals she uses could affect her septic system. Virginia answered his question. Tom asked about her business growing. Virginia stated that she has no desire to grow or to work with another hairdresser in her home. There were no more questions. Bob closed the hearing @ 7:19. Bill made a motion to approve the Site Plan Review for Gingers Hair Design, Bardy seconded. All were in favor. Bob will send out a letter of approval.

b) Public Hearing on the Land Use Ordinance Bob called the Public Hearing to order at 7:54. The Board reviewed the Land Use Ordinance draft language. There were no members of the public present for the Hearing. Bob closed the hearing at 8:04.

Bob will work with Rosemary to pose as a question on the ballot.

c) Review and Signing of the Fee Schedule: Board discussed Fee Schedule. Tom made a motion to sign the Fee Schedule, Prudence seconded, all were in favor.

New Business:

a) Site Plan Review Discussion – Testa Recreational. Jonathon Testa has a business whereby they move recreational vehicles (transportation plates). He works with clients to haul vehicles all over the east coast. No customers will be coming onto the property at 157 West Unity Road. The business consists of a home office with a file cabinet, computer, phone and a desk in the house for scheduling routes. Jon (owner) sets up customer relations and Robert (East Coast Manager) maintains customers. No vehicles or trailers will be kept at the house, only their personal vehicles. All utility vehicles are stored off property. Bob made a motion to waive the need for a Site Plan Review based on the fact that no clients or vehicles will be coming to or stored on the property. If the scope of the business should change, then Jon would need to come back to the Board to have a formal Site Plan Review. Prudence seconded. All were in favor. The owner of the property is Lauren Pokorny who resides at 157 West Unity Road. Bob will fill out and sign the Transporter Application permit.

b) Master Plan- the Board was presented with the draft copy of the Master Plan. A digital copy will be sent to Prudence and shared with the School Board. Bill will share a copy with the Select Board. Bob asked that any individuals who have comments or questions on the draft attend future meetings where the draft will be on the agenda until completed. He would like all comments from the School Board and/or the Select Board to be presented by their subsequent boards.

Other Business:

a) Future agenda items - Subdivision/Fee Schedule and Lot Line Merger Application, Master Plan

The September 4th meeting will be canceled. The next regular meeting will be in October.

Adjournment:

Bardy made a motion to adjourn at 8:45 pm, Prudence seconded. All were in favor.

Respectfully Submitted,

Penny Trabka
Planning Board Secretary