

UNITY PLANNING BOARD MINUTES

June 6, 2017

Call to Order:

Meeting was called to order at 7:09 pm by Bob Trabka

Roll Call:

Members present: Bob Trabka – Chair; Bill Schroeter - Ex Officio; -Member, Craig Shute - Member; Caryl McDevitt – Member; Glenn Walker - Alternate

Members of the Public present: Patrick Dumbroski representing Pat and Sonny Heino; Pat and Sonny Heino, Mervin and Karlene Martin

Minutes of previous meeting:

Minutes from the May 2nd, 2017 meeting were approved. Glenn made a motion to approve minutes. Bill Schroeter seconded, all in favor.

New Business:

Unfinished Business:

Lot Line Adjustment for Heino:

Bill made a motion to accept the application for Lot Line Adjustment as complete, Caryl seconded, all were in favor. Bob called the public hearing to order at 7:20pm. Patrick Dombroski presented the plat to the board. The only change from the original plan was that there would be no easement needed for the well since a new well was installed to service the house. They also had all state approvals for the well and septic. No abutters were present. The Public Hearing was closed at 7:27. Caryl made a motion to accept the Lot Line Adjustment as presented, Glenn seconded, all in favor. The fees were paid. The vellums were signed.

Site Plan Review for Turnpike Auto:

All members were in agreement that this is an expedited Site Plan Review. The Board agreed to waive "Plat Submission Items", numbers 8, 12, 16. Under item 20, Mr. Martin is stated there are no existing or proposed easements, deed restrictions, or covenants. The Board also agreed to waive item numbers 1, 3, 5, 6 and 10 under "Other". In regards to item 7 under "Other", Mr. Martin stated that he knows of no restrictions, etc. The warranty deed states that there is a boundary line agreement between Janet M. Clark (previous owners) and Michael Shultz who is their abutter to the property. Mr. Martin will be looking to put in a separate drive way, he has applied for a permit. Bill made a motion to accept the Site Plan Application as complete, Glenn seconded. All were in favor.

The Public Hearing was called to order at 8:16 pm. Mr. Martin presented his plan for an auto repair business. Mr. Martin wants to put in a parking lot that holds 10-15 vehicles and a 50 x 60 building, possible septic behind. Proposed lighting above doors for night time use. This is an auto repair shop not a dealer. He has already applied to the state for a driveway permit as the property is located on a State maintained road. The Board looked at Town maps to determine if there were any wetlands in the proposed area. There were no indications of any wetlands. There were no abutters present for the hearing. The Hearing was closed at 8:23pm.

Caryl made a motion to approve the Site Plan Review contingent on an approved driveway permit, approval of the building plans by the Unity Building Inspector, a check to the town for the total fees and state and federal compliance. Glenn seconded, all in favor.

Bob needs to send a letter to the Heinos and the Martins stating their approval.

Other Business:

Public comment:

Regarding Land Use Ordinance, the wording under Article III – Dimensional Standards 3.1 is ambiguous. Bob will contact the New Hampshire Municipal Association regarding minimum lot size/maximum density in our Land Use Ordinance.

Rules of Procedure need to be sent out to all members.

Future Agenda Items:

Land Use Ordinance

Communications Directed to Board:

ADJOURNMENT:

Caryl made the motion to adjourn at 8:54pm, Bill seconded. All were in favor.

Respectfully Submitted,

Penny Trabka
Planning Board Secretary