

Unity Planning Board  
Minutes  
January 4, 2022

Members Present: , Glenn Walker (Vice Chair), Bill Schroeter, Sue Schroeter, Secretary

**No meeting - no quorum**

Respectfully Submitted,

Susan Schroeter  
Secretary

Unity Planning Board  
Minutes  
February 1, 2022

Members Present: Charles Rataj (Chair), Glenn Walker (Vice Chair), Tom Farnen, Bill Schroeter, Bob Trabka, Sue Schroeter, Secretary

Public Present: None

**Call to Order:** Meeting was called to order at 7:05 pm by Charles

**Pledge of Allegiance**

**Roll Call:** Charles, Glenn, Tom, Bill here. Bob Trabka arrived at 7:14pm

**Agenda:** Tom made a motion to accept the agenda. Glenn second. All approved.

**Minutes:** Glenn made a motion to accept the minutes of December 7, 2021 as written. Tom second. All approved.

**Old Business:**

- 392 Lear Hill Rd - Viki Bridge and Christopher Bridge. Charles opened the public hearing at 7:08pm. No abutters were present. The Planning Board has all mylars. They would like to adjust the boundary line on the 2 properties they own. Tax Map 9 Lots 683-2A & 683-2B. Pat Dombrowski, land surveyor, presented to the board that there will be 2 lots: 2A and 2B. The conservation easement is now all on one lot - 2B. The land conservation is with the town of Unity. Closed the public hearing at 7:12pm. Glenn made a motion to accept the lot line adjustment as presented. Tom second. All approved.
- Sue will be entering the merger document with the Registry of Deeds this week for Albert and Erica Pfister.

**New Business**

- Steve Therrien - Bill said that he would like to merge 2 lots that he owns but they are not abut/contiguous to each other. Therefore, he can not merge the lots. No action taken.

**Driveway Permits**

- **Justin Valentini** - 163 Coon Brook Rd. The Road Agent said the site vision is good and needs an 18" culvert. Tom made a motion to approve the Valentini driveway permit proposed. Glenn second. All approved.

**Other Business**

- **None**

**Adjournment**

Tom made a motion to adjourn. Glenn second. All approved.

Meeting adjourned at 7:55pm.

Respectfully Submitted,

Susan Schroeter  
Secretary

Unity Planning Board  
Minutes  
March 1, 2022

Members Present: Charles Rataj (Chair), Glenn Walker (Vice Chair), Tom Farmen, Bill Schroeter, Bob Trabka (Absent), Sue Schroeter, Secretary (Absent)

Public Present: None

**Call to Order:** Meeting was called to order at 7:03 pm by Charles

**Pledge of Allegiance**

**Roll Call:** Charles, Glenn, Tom, Bill here.

**Agenda:** Tom made a motion to accept the agenda. Glenn second. All approved.

**Minutes:** Tom made a motion to accept the minutes of February 1, 2022 as written. Glenn second. All approved.

**Old Business:**

- None

**New Business**

- Mr Dombrowski briefed his plan for a line adjustment on Lear Hill. He is selling 11 acres to Greg and Amber Millette. Nothing found to prevent the lot line change. Mr Dombrowski wanted to have the change made for the April meeting. He said that he wasn't going to be present for the April meeting. Chuck cautioned that he would not be the chair in April and that all documents would need to be forwarded quickly to plan for a public meeting. Mr Dombrowski said that his son would do so. Chuck asked to make two checks, one to the Town of Unity for the fees and another to Chuck for the postage.
- Chuck briefed the board on Ms Wheeler's purchase of 718 Unity Springs Road. There is no change in use as a rented storage facility and thus no action was taken.

**Driveway Permits**

- Robert Dickel applied for a driveway permit for 776 Unity Stage Road and said that he would be moving a mobile home there. He was using an existing well and excavating a new septic system. The Road Agent signed off on a new "U" shaped driveway. Glenn motioned to approve the permit and Tom second, all approved.

**Other Business**

- None

**Adjournment**

Tom made a motion to adjourn. Glenn second. All approved.

Meeting adjourned at 7:46pm.

Respectfully Submitted,

Charles Rataj  
Planning Board Chair

Unity Planning Board  
Minutes  
April 5, 2022

Members Present: Glenn Walker (Vice Chair), Tom Farnen, Bill Schroeter, Bob Trabka, Sue Schroeter, Secretary

Public Present: Mr. Dombrowski, John Levitt

- A. Call to Order - Glenn called the meeting to order at 7:05pm
- B. Pledge of Allegiance
- C. Roll Call - Glenn here, Tom here, Bob here, Bill here. David is absent.
- D. Election of Board Officers
  - a. Chair - Bill made a motion to appoint Glenn as chair. Bob second. NO other nominations. Bill asked for a vote. 3 yes. 1 no.
  - b. Vice Chair - Glenn made a motion to appoint Tom as Vice Chair. Bob second. All approved.
- E. Approval of Agenda - Tom made a motion to accept the agenda. Bill second. All approved.
- F. Approval of Minutes:
  - a. March 1, 2022 - Tom made a motion to accept the minutes of March 1, 2022 as written. Bill second. All approved.
- G. Public Hearing
  - a. Annexation/Boundary Line Adjustment for Hodgman Family Trust & Thomas C. & Deborah F. Dombroski and Gregory E. & Amber J. Millette - Glenn opened the public hearing at 7:16pm. Dombrowski is selling 11.5 acres of land to Millettes. No public present. Public Hearing closed at 7:30pm
- H. Old Business
  - a. Annexation/Boundary Line Adjustment for Hodgman Family Trust & Thomas C. & Deborah F. Dombroski and Gregory E. & Amber J. Millette - Bob made a motion to approve the Annexation/Boundary Line Adjustment for Hodgman Family Trust & Thomas C. & Deborah F. Dombroski and Gregory E. & Amber J. Millette 11.15 acres is to be annexed to Lot 170-2 with the results being, Lot 190 will equal 85 acres and Lot 170-2 will equal 16.64 acres. Tom second. All approved. The board signed 2 mylars. Mr. Dombrowski will be recording the signed mylar at The Sullivan County Registry of Deeds.

I. New Business

- a. Rines/Pillsbury - information to the board that they purchased the property and will be installing a double wide. Driveway permit is through the state.
- b. John Leavitt - 821 2nd NH Turnpike. John has 2 lots, 5 acres and 2.21 acres. John would like to sell the 2.21 acres. He receives one tax bill. Looking on the Unity Tax maps, John's property is one lot: #114 at 7.2 acres. Board recommended John speak to Rhonda in the Town Office to find out if he has 1 lot or 2 lots.

J. Driveway Permits - None

K. Other - None

L. Adjournment

Tom made a motion to adjourn. Glenn second. All approved.  
Meeting adjourned at 8:24pm.

Respectfully Submitted,

Susan Schroeter  
Planning Board Secretary

Unity Planning Board  
Minutes  
May 3, 2022

Members Present: Glenn Walker - Chair, Tom Farmen, Bill Schroeter, David Pardy, SueSchroeter, Secretary

Public Present: None

Call to Order - Glenn called the meeting to order at 7:05pm

A. Pledge of Allegiance

B. Roll Call - Glenn here, Tom here, Bill here. David here, Bob is absent.

C. Approval of Agenda - Tom made a motion to accept the agenda. Bill second. All approved.

D. Approval of Minutes:

- a. Tom made a motion to accept the minutes of April 5, 2022 as written. Glenn second. All approved.

E. Old Business - None

F. New Business

a. Emails received

- i. Jim Peschae: looking to purchase the Dombrowski property on Lear Hill Rd.
- ii. Martha Woodbury: Can we build a small house on her mother's property? She asked Glenn a number of questions.
- iii. Benjamin Engel: lives in Concord and is looking to build a small cabin.
- iv. Gregory Palulis: 90 Anderson Rd. He has built a garage on the property and his bank is telling him the garage is too close to the lot line. Glenn is unsure why the bank is questioning this.

- b. Glenn went to an online conference by Steven Buckley. Roles and responsibilities of the planning board, about the planning board, etc. There is a youtube version of the conference. Conference [link](#)

G. Driveway Permits - None

H. Other - None

I. Adjournment

Tom made a motion to adjourn. David second. All approved.  
Meeting adjourned at 7:54pm.

Respectfully Submitted,

Susan Schroeter  
Planning Board Secretary

Unity Planning Board

Minutes

June 7, 2022

Members Present: Glenn Walker - Chair, Tom Farmen, Bill Schroeter, David Pardy, SueSchroeter, Secretary

Public Present: Gregory and Laura Palulis

Call to Order - Glenn called the meeting to order at 7:03pm

A. Pledge of Allegiance

B. Roll Call - Glenn here, Tom here, Bill here. David here, Bob is absent.

C. Approval of Agenda - Tom made a motion to accept the agenda. Bill second. All approved.

D. Approval of Minutes:

- a. Tom made a motion to accept the minutes of May 3, 2022 as written. David second. All approved.

E. Old Business - None

F. New Business

- a. Gregory and Laura Palulis - 90 Anderson Rd - About a year ago, they put in a garage. They got all of the permits through the town on 7/23/21. Woodman Construction did the site survey and it was approved. Went with the old location of where the shed was on the property. Did not realize the garage was not 20ft setback from the property line. Garage is 20 x 20 and financed through Mascoma Bank. The bank notified the Palulis' that they encroached on the 20ft setback after the garage was built. Mr and Mrs Palulis are asking for a variance for the bank. Tom made a motion to deny the Palulis setback of 14ft where the garage is now located. Glenn second. All approved. The Board recommended they go to the Unity Zoning Board to have them hear their case.
- b. Max Wright - land on Stage Rd - Glenn and Tom went to look at the property. Wright is looking at building a home. Glenn referred him back to a building permit. This is not a Planning Board issue.

G. Driveway Permits - None

H. Other -

- Bob Gashlin emailed Glenn in reference to Old Chandlers Mills Rd and the new cell tower. Bob is requesting a number for the cell tower. Glenn will make a copy of it and give it to the fire department at their Wednesday night meeting.
- Glenn received an email from Mica Mine Rd about current use, Glenn sent him to the Town website to find the information.

I. Adjournment

Tom made a motion to adjourn. Bill second. All approved.  
Meeting adjourned at 8:13pm.

Respectfully Submitted,

Susan Schroeter  
Planning Board Secretary



Unity Planning Board  
Minutes  
August 2, 2022

Members Present: Glenn Walker - Chair, Tom Farmen, Bill Schroeter, Bob Trabka, Sue Schroeter, Secretary

Public Present: Scott Powers

Call to Order - Glenn called the meeting to order at 7:04pm

A. Pledge of Allegiance

B. Roll Call - Glenn here, Tom here, Bill here. David was absent, Bob came in at 7:20pm.

C. Approval of Agenda - Tom made a motion to accept the agenda. Bill second. All approved.

D. Approval of Minutes:

- a. Tom made a motion to accept the minutes of June 7, 2022 as written. Bill second. All approved.

E. Old Business - None

F. New Business

- a. Tom Johnson - 10 Christopher Rd - Glenn received a lot line adjustment application from Tom and Barbara Johnson. Tax Map 14 Lot 480 and 538. They would like to annex 1.50 acres for the end result: Lot 480 will be 6.74 acres and Lot 538 will be 3.92 acres. Sue will send out abutter notices and put an ad in the Eagle Times for the September 6, 2022 meeting to review the application. If the board approves the application, the board will enter into a public hearing.
- b. Scott Powers - Carroll Brook Rd - Scott presented a copy of his map of 26.17 acres and would like to subdivide it into 2 lots. Scott believes that part of the property is on a class VI road. The board directed Scott to see Harold in regards to the road on where the class V road ends and the class VI road begins. This will help determine his next steps. He would like to be on the agenda for next month and Sue will have the information for him about minor subdivisions.

G. Driveway Permits - None

H. Other - Bob Trabka forwarded to Glenn an email from the UVLSPC. Looking for information through a survey about the region's housing needs. They are looking for the planning board to answer questions and to set up a time to speak with them. Glenn is looking for approval from the board to speak with them. The board gave him the approval to answer the questions as the chairman of the planning board.

David asked about the online class? Glenn felt it was worthwhile. David is going to the FEMA course and will report back to the board.

Tom made a motion to not meet on July 5, 2022. David second. All approved.

I. Adjournment

Tom made a motion to adjourn. David second. All approved.  
Meeting adjourned at 8:00pm.

Respectfully Submitted,

Susan Schroeter  
Planning Board Secretary

Unity Planning Board  
Minutes  
September 6, 2022

Members Present: Glenn Walker - Chair, Bill Schroeter, Sue Schroeter, Secretary

Public Present: Patrick Drombroski, Terry Mattson, Allen LaGuardia, Angela Huertas

**THIS WAS A NON MEETING - THE BOARD DID NOT HAVE A QUORUM**

Call to Order -

- A. Pledge of Allegiance
- B. Roll Call -
- C. Approval of Agenda -
- D. Approval of Minutes:
- E. Old Business -
  - a. Tom Johnson - 10 Christopher Rd
  - b. Scott Powers - Carroll Brook Rd
- F. New Business
  - a. Patrick Dombroski - Kanto Rd
  - b. Terry Matson
- G. Driveway Permits -
- H. Other -
- I. Adjournment

Respectfully Submitted,

Susan Schroeter  
Planning Board Secretary



Unity Planning Board

Minutes

October 4, 2022

Members Present: Tom Farnen- Vice Chair, Bill Schroeter, David Pardy, Bob Trabka, Sue Schroeter, Secretary

Public Present: Patrick Dombroski, Angela Huertas, Mr & Mrs Palulis

- A. Call to Order Glenn called the meeting to order at 7:03pm
- B. Pledge of Allegiance
- C. Roll Call: Tom here, Bill here. David here, Bob here at 7:06pm, Glenn absent.
- D. Approval of Agenda: Bill made a motion to accept the agenda. David second. All approved.
- E. Approval of Minutes:
  - a. August 2, 2022: David made a motion to accept the minutes of August 2, 2022 as written. Tom second. All approved.
  - b. September 6, 2022: (no meeting - didn't have a quorum)

**Public Hearing 10/4/22 at 7pm** - Tom opened the public hearing at 7:06pm. Patrick Dombroski presented the plans for 10 Christopher Rd. Abutters were notified and an ad was published in the Eagle Times. No abutters present. Since August 2, 2022 there have been no changes to the maps. Tax Map 14 Lot 480 and 538. They would like to annex 1.50 acres for the end result: Lot 480 will be 6.74 acres and Lot 538 will be 3.92 acres. Tom closed the hearing at 7:22pm.

Back to the regular meeting at 7:22pm.

F. Old Business

- a. Tom Johnson - 10 Christopher Rd (Lot Line Adjustment) - Bob made a motion to accept the application for 10 Christopher Rd (Lot Line Adjustment). David second. All approved. Bob made a motion to approve the Lot Line Adjustment of Thomas and Barbara Johnson on 10 Christopher Rd. David second. All approved. Board signed 2 mylars.
- b. Scott Powers - Carroll Brook Rd - not here
- c. Patrick Dombroski - Kanto Rd - The property was approved somewhere around 1974. There is a separate tax deed and tax bill. The mylar never received it at the Sullivan County registry of Deeds. Patrick needs a mylar in the registry to have it as an approved lot. Patrick resurveyed the property as a "resubdivision." Bob made a motion to reaffirm the subdivision for Map 13, Lot 252 on Kanto Rd for Jon Brewer and Michael



and Ann Dewey. Tom second. All approved. Tom and Sue (secretary) signed 2 mylars.

- d. Gregory and Laura Palulis - 90 Anderson Rd - **From 6.7.22 minutes:**  
*About a year ago, they put in a garage. They got all of the permits through the town on 7/23/21. Woodman Construction did the site survey and it was approved. Went with the old location of where the shed was on the property. Did not realize the garage was not 20ft setback from the property line. Garage is 20 x 20 and financed through Mascoma Bank. The bank notified the Palulis' that they encroached on the 20ft setback after the garage was built. Mr and Mrs Palulis are asking for a variance for the bank. Tom made a motion to deny the Palulis setback of 14ft where the garage is now located. Glenn second. All approved. The Board recommended they go to the Unity Zoning Board to have them hear their case.*

The Palulis' called the Unity ZBA Chair, Cathy Lombardo. Cathy told them that it is the NH Electric COOP setback line. NHCOOP said it was not theirs. There was no Unity ZBA meeting. The Palulises need a letter to the bank that they are not infringing in the setback.

The Board is recommending that the Palulises go before the Unity ZBA and to hear their case. Bob will call Cathy Lombardo to discuss the property, the setback, and the interpretation from the board. There is no need for them to come back to the Planning Board.

G. New Business

- a. Terry Matson - not here
- b. Sullivan County Home, Public Hearing - Discuss the demolition and a 80,000sf addition to the building. Board discussed. Bob made a motion to hold a public hearing on Tuesday, November 1, 2022 at 7:00pm in regards to the Sullivan County Complex renovation. Tom second. All approved. Sue will contact Mary Bourque at the Sullivan County Complex to tell her about the public hearing.
- c. Discussion of emails/responses - none

H. Driveway Permits - none

I. Other - none

J. Adjournment - Bob made a motion to adjourn. David second. All approved.  
Adjourned at 8:38pm.

Respectfully Submitted,

Susan Schroeter  
Planning Board Secretary

