

Palmyra Planning Board Meeting Minutes

Date: 1/25/2022

I. Call to order and flag salute

Vice Chairman Dave Leavitt called the meeting to order at 6:00 p.m. – flag salute.

II. Roll call

*Planning Board Members present: Vice Chairman David Leavitt, Corey Dow, Billy Boulier
Diane White, Secretary*

Other Present: Ken and Mary Ellen Fletcher, Michael LePage

Josh Snowman (Hometown Health Center)

Tim Bernard and Andrew ?(Crescent Lumber Holdings LLC)

III. Correspondence

- a) Billy – Hometown Healthcare correspondence - Billy reviewed correspondence with Hometown Health Center (attachment 1).

IV. Process Land Use Permit Applications

- a) Hometown Health Center Commercial Developments/Subdivision Amendment Application

Billy reviewed:

Irrevocable Letter of Credit (ILOC) was provided but it is not the copy that was sent on January 1st—the third paragraph is different. Conditions on Mylar states that the applicant shall provide a revised executed ILOC that has wording provided by the Planning Board in the email of January 1, 2022. Motion made by Billy—the owner has not provided the ILOC as requested by the Planning Board and they need to comply with condition #8 on the Mylar. Seconded by Dave. Dave questioned why the correct version was not provided. Billy said that he would expect this to be provided at the next meeting. All in favor of the motion on the floor.

Planning Board members reviewed the conditions listed on the plat plan (for the Subdivision Amendment). The plan does contain the conditions required for the subdivision approval. The Mylar and three (3) copies were signed for the Town and two (2) copies were signed and given to Josh Snowman. Bill told Mr. Snowman that the Town will need a copy of the recorded plat.

Finding of Facts and Conclusions of Law for the Amended Subdivision and the Commercial Development Review Applications signed by the Board.

Copies of the signed documents were given to Mr. Snowman.

Billy said that this concludes the applications for Hometown Health Center Amended Subdivision and Commercial Review Applications.

- b) Crescent Lumber
- Storage Building Application
 - Display Home Application

Billy explained that since the footprint of the model home will be over 2,500 s.f. (with the decks) the Commercial Development Review Application is the correct application. Dave and Corey support this.

Storage Building:

Motion made by Corey that Right, Title and Interest proof has been provided (Deed).
Seconded by Dave. All in favor.

Billy suggested that the name of the property owner on the application be amended to Crescent Lumber Holdings, LLC.

Checklist (attachment 2) reviewed by Corey:

1. Complete - add Tim Bernard's name of the application as the agent
2. Complete - \$670 fee has been paid
3. Non requested
4. Reserve
5. Complete (Tim Bernard's name and address was filled in)
6. Complete
7. Complete
8. Open. Not provided. Billy said that they need more of a cost breakdown for earthwork, foundation/slab, building, and electrical.
9. Complete
10. Complete
11. Complete
12. – 16.- Not applicable
17. Open. Billy said that the locations of the subsurface waste disposal system should be shown on a revised plan.
18. Not applicable
19. Not applicable
20. Open – looking for a revised plan that shows the silt fencing (for erosion control).
21. Open
22. and 23. Not applicable
24. Open. Mr. Bernard explained that this was designed by the State and done to State specifications (when they opened the store). Dave asked if a Traffic Study is needed (because of the addition). He is concerned about an increase in traffic. Mr. Bernard will get a copy of the State documents. Dave said that the State plans to repave along Route 2 this summer.
25. Not applicable
26. Open. This will be included with the new plan.
27. Not applicable

Billy suggested that both applications be reviewed simultaneously. The open items are the same for both applications.

Mr. Bernard will provide a site plan that will include all buildings, all impervious areas, and all above ground utilities. Billy said that setbacks should be included.

Display Building: Change owner name to Crescent Lumber Holdings, LLC. Diane has received \$292 application fee.

28. – 33. Open. To be shown on the plan.

34. *Not applicable*
35. *Not applicable*
36. *Open*
37. *Open*
38. *Not applicable*
39. *Not applicable*
40. *Put "true north" on the plan*
41. *Meets requirement*
42. *Existing entrance*
43. *Open (demonstrate on the plan what they intend to do for erosion control) on C-1*
44. *Not applicable*
45. *Compliant*
46. *Compliant*
47. *Compliant*

48. *Compliant*
49. *Compliant*
50. *Compliant*
51. *Open – Billy asked if they will add parking for the model home and if there will be additional handicap parking. Mr. Bernard said they may add more where the model home will be.*
52. *Compliant*
53. *Compliant*
54. *Open*
55. *Compliant*

Article 5 – *Billy said that these items should be voted on because they go on the Findings of Facts.*

56. *Motion made by Dave that both applications (storage building and display home) are complete and the fee has been paid. Seconded by Corey. All in favor.*
57. *Open - pending everything above being done.*
58. *Open - pending everything above being done.*
59. *Motion made by Dave that neither application has adverse effects on freshwater wetlands—seconded by Corey—no discussion. All in favor.*
60. *Motion made by Dave that neither of the applications has any adverse effects on waterbodies—seconded by Corey—no discussion. All in favor—passed.*
61. *Open*
62. *Motion made by Dave that neither of the applications has any problems with inadequate sewage disposal (there is none) and seconded by Corey—no discussion. All in favor. Passed.*
63. *Motion made by Corey that neither project will have an adverse impact on floodplain area. Seconded by Dave—no discussion. All in favor. Passed*
64. *Motion made by Corey that neither project will generate any water or air pollutions. Seconded by Dave—no discussion. All in favor. Passed.*
65. *Motion made by Corey that sufficient water is available for (both projects) needs. Seconded by Dave. All in favor. Passed.*
66. *Motion: No adverse impact on quality or quantity of ground water (for both projects). Motion seconded by Dave. No discussion. All in favor. Approved.*
67. *Motion made by Corey that both projects will not exceed the town's capacity to dispose of solid waste and seconded by Dave. No discussion. All in favor.*

68. Motion made by Corey that both projects will not have a detrimental effect on adjacent land for waste, noise, glare, fumes, smoke, dust, or odors. Seconded by Dave. No discussion. All in favor.
69. Open. Dave said that he would like to leave this open while waiting for DOT documents (from the first application). Billy would like to include in the record any anticipated increase in traffic these two projects will generate. Mr. Bernard said he does not anticipate increased traffic. Billy asked him to provide a document that states this.
70. Motion made by Corey that there will be no adverse effect on scenic or natural beauty of the area (for both projects) and seconded by Dave. No discussion. All in favor. Passed.
71. Open.
72. Motion made by Corey that both projects will not unreasonably increase a great pond's phosphorus concentration—seconded by Dave. No discussion. All in favor.
73. Motion made by Corey that the town has the capacity to provide fire, rescue, and police services (for both projects)—seconded by Dave. No discussion. All in favor.
74. Open. Billy asked if State Fire Marshall approval is needed for the display home since it will have public accessibility. It will have heat and plumbing. Michael said that public accessibility would require Fire Marshall review and permit. A note from the State Fire Marshall was requested for the display home.
Motion made by Dave (for storage building only) that it conforms. Seconded by Corey. No discussion. All in favor.
75. – 118. Not applicable. Motion made by Billy that checklist items 75 – 118 are not applicable. Seconded by Dave. No discussion. All in favor.

Motion made by Billy that checklist item #4 (escrow) is not required for either of the applications. Seconded by Corey. No discussion. All in favor.

Reservation made earlier is not needed. No subject matter experts will be needed.

Applications complete except for areas identified. Corey reviewed the open items:

Item #'s 8, 17, 20, 21, 24, 26, 28 – 32, 36, 37, 40, 43, 51, 54, 57, 58, 61, 69, 71, and 74.

No questions from the applicant. Michael suggested that they contact the State Fire Marshalls Office soon.

V. Announcements

Diane told the Board that there is upcoming training for Planning Boards. There will be a ZOOM meeting on February 10th and on May 10th there will be a class at the Cross Insurance Center in Bangor.

VI. Reports

- a) Secretary's Report (1/11/2022) - Motion made by Dave to accept without edits—seconded by Corey. All in favor.
- b) Annual Report - This is the report that is included in the Annual Town Report. Since Chairman Gary Beem is not present, this will be discussed at the next meeting.

VII. Old Business

- a) Solar Farm Deliverables Matrix – A copy of the water tests was provided. Dave asked that the Code Enforcement Officer (CEO) read the report to see if they tested for heavy metals. He would like the CEO to comment on the test results.

Billy suggested that this item be removed from the agenda since it is the responsibility of the CEO to follow up and it is the Select Board who monitors the CEO. Dave would like this to remain on the agenda.

Dave said that a re-estimate is supposed to be done once a year (of the cost to tear it down). If the figure is higher, escrow needs to be adjusted. He will go to the Select Board meeting tomorrow to ask if they have tasked anyone to review the water test. According to the water testing regime that the Planning Board approved, the tests were to be done at the beginning and end of construction.

- b) Follow up - Conditions List – take this off the agenda*
- c) Ordinance Revisions / Applications Revisions – The Select Board approved of the revisions for five ordinances. A public hearing will be scheduled for February 8th. Dave requested that a copy of the draft be put on the town website. Diane will ask Priscilla to do this. Copies will be made for the public hearing. Dave asked Billy to chair the public hearing. Billy agreed and he will prepare a summary*

Fee Schedule will be added to the next agenda. Dave said that this was discussed at a Select Board meeting. Billy said that this was left open for the CEO to research the cost of residential permits (in other towns). Dave said that since this can be amended, the newest version approved by both Boards should be dated and copies posted on the website. He would like to follow up on the fee schedule (CEO to analyze what other towns are doing for residential permits). Michael had provided the fees for Sabattus.

- d) Confirmation of FOAA Training (Freedom of Access) – Copies of FOAA questions and certificate were given to Gary and Corey for them to complete. Billy had provided his completed certificate.*

FIRM Map – Michael said that he had done research and found that there are five amendments. Billy said that the amendments were not to the maps. Dave asked about the action item on the FIRM maps. Billy said that the Board will refer to these maps to determine if a commercial applicant is in the flood plain and copies are provided to be added to the binders. Corey suggested that the name of the connector road off the Raymond Road be changed. It was determined that since this is not a town map, we cannot change it. It was decided that this map should not be put on the website.

Dave asked for copies of the CEO reports.

VIII. New Business

Billy asked that the Planning Board minutes be posted on the town website. Diane will ask Priscilla to do this.

IX. Adjournment

Motion made by Dave to adjourn—seconded by Billy. All in favor. Meeting adjourned at 8:00.

*Respectfully Submitted
Diane White*

NEXT MEETING
2/8/2022

CORRESPONDENCE WITH HHC SINCE LAST MEETING 1/11/22

1/12/22 Email from applicant notifying that surveyor contacted about the recording plat.

1/12/22 My email response informing applicant of the requirement for number of copies needed for signatures.

1/12/22 Email from applicant acknowledging receipt.

1/13/22 Town Office forwarded the Findings of Fact and Conclusions of Law for both applications.

1/13/22 Applicant confirms receipt.

1/21/22 Applicant forwards pdf copy of the revised ILOC.

1/24/22 Mylars delivered to the Town Office.

1/24/22 Email from applicant that Josh Snowman will be representing HHC at this meeting.

1/24/22 Town Office notified applicant that the ILOC documents were received.

1/25/22

TOWN OF PALMYRA COMMERCIAL DEVELOPMENT REVIEW CHECKLIST

ORDINANCE 7/29/20

SUBMISSION REQUIREMENTS - 6.2 [pg. 11-13]

- 1 SITE REVIEW APPLICATION
- 2 SITE REVIEW APPLICATION FEE
- 3 WAIVER REQUEST, IF APPLICABLE
- 4 ESCROW ACCOUNT [IF REQUIRED BY THE PLANNING BOARD]
- 5 NAME, ADDRESS, AND TELEPHONE NUMBER OF THE APPLICATION AND APPLICANT'S AGENT, IF APPLICABLE
- 6 PROPERTY LOCATION, INCLUDING ADDRESS, MAP AND LOT NUMBER
- 7 VERIFICATION OF APPLICANT'S RIGHT, TITLE OR INTEREST IN THE PROPERTY
- 8 DETAILED COST ESTIMATE
- 9 SCHEDULE OF CONSTRUCTION, INCLUDING ANTICIPATED BEGINNING AND COMPLETION
- 10 DESCRIPTION OF THE PROJECT
- 11 COPY OF THE TAX MAP SHOWING THE PROPERTY AND SURROUNDING PARCELS
- 12 COPY OF THE SOMERSET COUNTY SOIL MAP SHOWING THE PROPERTY
- 13 COPY OF THE USGS TOPOGRAPHIC MAP SHOWING PROPERTY
- 14 COPY OF THE TOWN SHORELAND ZONING MAP SHOWING THE PROPERTY IF LOCATED IN A SHORELAND DIST.
- 15 COPY OF THE FIRM MAP SHOWING THE PROPERTY IF LOCATED IN DESIGNATED FLOODPLAIN
- 16 COPY OF THE NATIONAL WETLANDS INVENTORY MAP SHOWING PROPERTY
- 17 LOCATION OF ALL PROPOSED SUBSURFACE WASTEWATER DISPOSAL SYSTEMS
- 18 INDICATION OF THE WATER SOURCE INCLUDING EVIDENCE THAT AN ADEQUATE WATER SUPPLY IS AVAILABLE TO SUPPLY ALL THE WATER NEEDS OF THE PROPOSAL INCLUDING FIRE SUPPRESSION. THE FIRE CHIEF SHOULD BE CONSULTED TO DETERMINE WHETHER OR NOT APPROPRIATE STRUCTURES REQUIRED TO SUPPLY A WATER SOURCE TO HANDLE FIRE THREAT.
- 19 EVIDENCE THAT ALL OTHER LOCAL PERMITS HAVE BEEN OBTAINED INCLUDING BUT NOT LIMITED TO:
SHORELAND ZONING AND FLOODPLAIN MANAGEMENT
- 20 EROSION CONTROL PLAN PER 8.3 [pg. 18]
- 21 STORMWATER CONTROL PLAN PER 8.12 [pg. 27-28]
- 22 PHOSPHORUS CONTROL PLAN PER 8.12.F [pg. 28]
- 23 DETAILED DESCRIPTION OF ALL MONITORING WELLS, IF APPLICABLE
- 24 TRAFFIC ACCESS DATA FOR THE SITE INCLUDING AN ESTIMATE OF THE AMOUNT OF VEHICULAR TRAFFIC TO BE GENERATED ON A DAILY BASIS
- 25 PROPOSED AREAS OR STRUCTURES TO BE DEDICATED TO PUBLIC USE
- 26 SCALED DRAWINGS SHOWING THE LOCATION AND CONSTRUCTION SPECIFICATIONS FOR ALL PROPOSED ROADS INCLUDING DRAINAGE FEATURES SUCH AS DITCHES AND CULVERTS, ACCESS POINTS, DRIVEWAYS, PARKING AREAS, AND OTHER TRAFFIC MANAGEMENT CONTROL FEATURES
- 27 ESTIMATED QUANTITIES OF FLAMMABLE OR HAZARDOUS MATERIALS TO BE STORED OR HANDLED ON SITE

MAP DRAWN TO SCALE SHOWING THE FOLLOWING - 2.F.7 [pg. 12]

- 28 DEVELOPED SITE
- 29 TYPE OF STRUCTURES
- 30 SETBACKS
- 31 PARKING AREAS
- DRIVEWAYS AND ROADS
- 33 DRAINAGE WAYS, EASEMENTS, AND RIGHT OF WAYS
- 34 WATERCOURSES, WATERBODIES, AND WETLANDS
- 35 NUMBER OF ACRES WITHIN THE DEVELOPMENT
- 36 SIZE OF ALL IMPERVIOUS AREAS

- 37 ALL ABOVE GROUND AND BELOW GROUND UTILITIES
- 38 FENCES, VEGETATED BARRIERS, VISUAL SCREENS, AND BERMS
- 39 MONITORING WELLS
- 40 ALL OTHER SIGNIFICANT NATURAL AND PHYSICAL FEATURES AND TRUE NORTH

COMPLY WITH DEVELOPMENT STANDARDS - ARTICLE 8 [pg. 15-29]

- 41 AIR QUALITY - 8.1 [pg. 15]
- 42 ACCESS TO PUBLIC STREETS - 8.2 [pg. 16]
- 43 EROSION CONTROL - 8.3 [pg. 18-19]
- 44 HISTORICAL AND ARCHEOLOGICAL RESOURCES - 8.4 [pg. 19]
- 45 MATERIAL STORAGE - 8.5 [pg. 19]
- 46 NATURAL RESOURCE PROTECTION - NATURAL FEATURES - 8.6.A [pg. 20]
- 47 NATURAL RESOURCE PROTECTION - HABITAT PROTECTION - 8.6.B [pg. 20]
- 48 NATURAL RESOURCE PROTECTION - GROUNDWATER PROTECTION - 8.6.C [pg. 20]
- 49 NOISE - 8.7 [pg. 20]
- 50 OUTDOOR LIGHTING - 8.8 [pg. 21]
- 51 PARKING - 8.9 [pg. 21]
- 52 SCREENING OF STRUCTURES, PARKING LOTS, AND OTHER COMMERCIAL USES - 8.10 [pg. 24]
- 53 SIGNS - 8.11 [pg. 26]
- 54 STORMWATER MANAGEMENT - 8.12 [pg. 27-28]
- 55 WASTES - 8.13 [pg. 28]

REVIEW CRITERIA - ARTICLE 5 [pg. 9-10]

- 56 APPLICATION COMPLETE AND FEE PAID - 5.1.A
- 57 PROPOSAL CONFORMS TO ALL APPLICABLE PROVISIONS OF THIS ORDINANCE - 5.1.B
- 58 NO UNREASONABLE SOIL EROSION OR REDUCTION IN LAND'S CAPACITY TO HOLD WATER - 5.1.C
EROSION CONTROL - 8.3 [pg. 18-19]
- 59 NO ADVERSE IMPACT ON FRESHWATER WETLANDS - 5.1.D
EROSION CONTROL - 8.3 [pg. 18-19]
- 60 NO ADVERSE IMPACT ON ANY WATERBODY - 5.1.E
EROSION CONTROL - 8.3 [pg. 18-19]
- 61 PROVIDES FOR ADEQUATE STORMWATER MANAGEMENT - 5.1.F
STORMWATER MANAGEMENT - 8.12 [pg. 27-28]
- 62 PROVIDES FOR ADEQUATE SEWAGE DISPOSAL - 5.1.G
WASTES - 8.13 [pg. 28]
- 63 NO ADVERSE IMPACT ON FLOODPLAIN AREA - CONFIRMS TO FLOODPLAIN MANAGEMENT ORDINANCE - 5.1.H
- 64 NO AIR OR WATER POLLUTION - 5.1.I
AIR QUALITY - 8.1 [pg. 15]
- 65 SUFFICIENT WATER AVAILABLE FOR CURRENT AND FORESEEABLE NEEDS - 5.1.J
- 66 NO ADVERSE IMPACT ON QUALITY OR QUANTITY OF GROUND WATER - 5.1.K
NATURAL RESOURCE PROTECTION - GROUNDWATER PROTECTION - 8.6.C [pg. 20]
- 67 DISPOSE OF SOLID WASTE PER LOCAL REG. /WASTE GENERATED NOT TO EXCEED TOWN'S CAPACITY - 5.1.L
WASTES - 8.13 [pg. 28]

- 68 NO SIGNIFICANT DETRIMENTAL EFFECT ON ADJACENT LAND FOR: WASTE, NOISE, GLARE, FUMES, SMOKE
DUST, ODORS OR THEIR EFFECTS - 5.1.M
WASTES - 8.13 [pg. 28]
NOISE - 8.7 [pg. 20]

OUTDOOR LIGHTING - 8.8 [pg.. 21]

AIR QUALITY - 8.1 [pg. 15]

- 69 **NO UNREASONABLE HIGHWAY OR PUBLIC ROAD CONGESTION OR UNSAFE CONDITIONS - 5.1.N**
ACCESS TO PUBLIC STREETS - 8.2 [pg. 16]
- 70 **NO ADVERSE EFFECT ON SCENIC OR NATURAL BEAUTY OF THE AREA, AESTHETICS, HISTORIC SITES,**
SIGNIFICANT WILDLIFE HABITAT OR RARE AND IRREPLACEABLE NATURAL AREAS OR ANY PUBLIC RIGHTS
FOR PHYSICAL OR VISUAL ACCESS TO THE SHORELINE - 5.1 O
HISTORICAL AND ARCHEOLOGICAL RESOURCES -8.4 [pg. 19]
NATURAL RESOURCE PROTECTION - NATURAL FEATURES - 8.6.A [pg. 20]
NATURAL RESOURCE PROTECTION - HABITAT PROTECTION - 8.6.B [pg. 20]
- 71 **CONFORMS TO APPLICABLE SHORELAND ZONING AND ALL OTHER LOCAL ORDINANCES - 5.1.P**
- 72 **NOT UNREASONABLY INCREASE A GREAT POND'S PHOSPHORUS CONCENTRATION - 5.1 Q**
STORMWATER MANAGEMENT - 8.12.F [pg. 27-28]
- 73 **TOWN HAS THE CAPACITY TO PROVIDE FIRE, RESCUE, AND POLICE SERVICES - 5.1 R**
- 74 **CONFORMS TO AND MEETS ALL STATE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE STANDARDS**
OF THE STATE FIRE MARSHALL - 5.1.S

DEVELOPMENT STANDARDS FOR SPECIFIC ACTIVITY - ARTICLE 9

- 75 **ADULT BUSINESS - 9.1 [pg. 29]**
MATERIAL EXTRACTION OPERATIONS - 9.2 [pg. 29-31]
- 76 **SITE PLAN - 9.2.A.1**
- 77 **WRITTEN STATEMENT OF PROPOSED OPERATION PROCEDURE AND WORKING HOURS - 9.2.A.2**
- 78 **5 YEAR PLAN PER SECTION 9.2.A.3**
- 79 **HYDROGEOLOGICAL STUDY IF REQUIRED BY THE PLANNING BOARD - 9.2.A.4**
- 80 **DEVELOPMENT STANDARDS - SECTION 9.2.B**
- 81 **OVERNIGHT ACCOMMODATIONS - 9.3 [pg. 31-32]**
- 82 **TELECOMMUNICATIONS TOWERS - 9.4 [pg. 32]**
WIND ENERGY FACILITIES - 9.5 [pg. 33-34]
- 83 **DESIGN AND CONSTRUCTION -9.5.A**
- 84 **ENVIRONMENTAL STANDARDS - 9.5.B**
- 85 **IMPACT ON PUBLIC SERVICES - 9.5.C**
- 86 **GENERAL LIABILITY POLICY - 9.5.D**
MEDIUM AND LARGE SOLAR ENERGY SYSTEMS - 9.6 [pg. 34-38]
- 87 **DESIGN AND INSTALLATION TO INDUSTRY STANDARDS - 9.6.A.1**
- 88 **UNDERGROUND UTILITIES - 9.6.A.2**
- 89 **GLARE - 9.6.A.3**
- 90 **SCREENING - 9.6.A.4**
- 91 **FENCING AND WARNING SIGN - 9.6.A.5**
- 92 **SITED FOR NO DISRUPTION OF COMMUNICATIONS - 9.6.A.6**
- 93 **SITED FOR SOLAR ACCESS - 9.6.A.7**
- 94 **COLOR OF PANELS - 9.6.A.8**
- 95 **DISPLAY SIGNS - 9.6.A.9**
- 96 **CONSTRUCTION ACTIVITIES PER APPROVED APPLICATION - 9.6.A.10**
- 97 **MODIFICATION OF APPROVED PLANS - 9.6.A.11**
- 98 **PROJECT SUMMARY, ELECTRICAL SCHEMATIC AND SITE PLAN - 9.6.A.11**
- 99 **KEY BOX INSTALLED - 9.6.A.11**
- 100 **SHUT DOWN PROCEDURES - 9.6.A.11**
- 101 **IDENTIFICATION OF PERSON FOR PUBLIC INQUIRIES - 9.6.A.11**
- 102 **DETAILED PLAN FOR VEGETATION REMOVAL AND CONTROL - 9.6.A.11**

- 103 DEP SITE LOCATION OF DEVELOPMENT PERMIT, IF RQUIRED - 9.6.B.1
- 104 PROTECT ENVIRONMENTALLY SENSITIVE AREAS -9. 6.B.2
- 105 GROUNDWATER IMPACT - 9.6.B.3
- 106 FOLLOW UP ON BASELINE WATER QUALITY STUDY - 9.6.B.4
- 107 SAFETY DATA SHEETS - 9.6.B.5
- 108 ROAD CONDITIONS - 9.6.C
- 109 GENERAL LIABILITY POLICY - 9.6.D

SOLAR ENERGY SYSTEMS DECOMMISSIONING STANDARDS - SECTION 7

- 110 DECOMMISSIONING AND SITE RESTORATION - 9.7.A
- 111 DECOMMISSIONING REQUIREMENTS - 9.7.B
- 112 DETAILED COST ESTIMATE - 9.7C
- 113 DECOMMISSIONING FUNDS - 9.7.C
- 114 DECOMMISSIONING ESTIMATE REVISION - 9.7.D
- 115 FORM OF DECOMMISSIONING FUND - 9.7.E
- 116 DECOMMISSIONING TIME FRAME - 9.7.F
- 117 ESCROW AGENT - 9.7.G
- 118 UNUSED OR OUT OF SERVICE SYSTEM - 9.7.H

ZONING ORDINANCE [pg. 5]

Discretionary Requirement for Planning Board Permits - Commercial, Industrial, and Multiple Family Housing.

1. Contour maps at reasonable scale and interval
2. Erosion Control Plan
3. Drainage Control Plan
4. Traffic and Parking Plan
5. Roadway Plans and Specifications

Commercial Development Review Ordinance - ARTICLE 6 - SECTION 9.A

The Planning Board may vote to waive any of the submission requirements in this Ordinance when it finds one of the following:

1. One or more of the submission requirements are not applicable to the proposal due to the size of the project, circumstances of the site, design of the project, type of project, or unique features of the proposed use.
2. The applicant may submit alternative designs, which meet or exceed performance standards required under this Ordinance. Such submissions shall not be waived but may replace standard submissions.