

Palmyra Planning Board

Meeting Agenda *Minutes*

Date: 2/8/2022

Public Hearing

-Called to order 6:00

-Motion made by Dave for Billy to chair public hearing. Second by Corey. All in favor

-Billy determined that a quorum was present to hold the public hearing.

Billy related the requirements required for amendments to the zoning ordinances. Billy made the motion that based upon the above information, the Planning Board has the jurisdiction to recommend changes to the Zoning Ordinance for the Town of Palmyra. Priscilla Jones interrupted the Planning Board proceedings by remarking, from the public, that motions are not part of a public meeting. Billy stated they are appropriate but chose to make a statement that the Planning Board had jurisdiction.

Billy read through ordinance summary (see attached)

Planning Board Ordinance Changes

-No public comment

Zoning Ordinance Changes

-No public comment

Commercial Development Review Ordinance Changes

-No public comment on changes

- Bill Melanson, 399 Webb Ridge Road Palmyra, had specific question related to section 5, A2 of the Wind Energy Facilities, Mike Lepage offered clarity on windmill ordinance

Road Standards For Subdivisions Ordinance

-No Public Comment

Subdivision Ordinance Changes

-Dave offered clarity on changes to item #1

-No public comment

Billy asked for any further public comment- None

Public Hearing Closed at 6:25

I. Call to order and flag salute

Meeting called to order 6:26

II. Roll call

Gary Beem, Dave Leavitt, Billy Boulier, Corey Dow

III. Correspondence

- a) Billy – reviewed Hometown Healthcare correspondence since 1/25/22 attached
- b) Reviewed MDOT letter dated 1/20/22 about traffic painting south of and including Palmyra on Rt. 2 to begin in the summer.

IV. Process Land Use Permit Applications

- a) Hometown Health Center Commercial Developments/Subdivision Amendment Application –
Billy reviewed the latest 2/8/22 revision which is the same version we approved and transmitted on 1/1/22 to the applicant with the exception of the expiration date of 12/31/23. It was agreed that the expiration date would not come into play since the ILOC would be activated if the work was not completed by 9/20/22. The following motion was made by Billy – “To accept the ILOC version dated 2/8/22 with included EXHIBITS A and B as satisfying CONDITION #8 of the FINDINGS OF FACT AND CONCLUSION OF LAW for the Amended Subdivision Application of Hometown Health Center dated 1/25/22”. Motion was seconded by Dave and all in favor.
Billy stated the HHC application process is now concluded.

- b) Crescent Lumber
 - Storage Building Application
 - Display Home Application
 - Need to amend motion from 1/2/22 meeting [#56] ~~Crescent Lumber~~ that both applications were complete – the motion was only that the applications, as filled out, were complete. Motion made by Billy that the applications are not complete. Motion was seconded and all in favor.

V. Announcements

VI. Reports

- a) Secretary’s Report (1/22/2022) motion by Dave to accept as written , second by Dave, All in favor

VII. Old Business

- a) Solar Farm Deliverables Matrix- several items are late. Dave and Billy reiterated, late on water testing, privacy screening and additional water test
- b) Planning Board Applicant’s Permits with Conditions – Billy reviewed and Planning Board agreed to request this be completed monthly by the CEO.
- c) Ordinance Revisions – Bill shared suggested warrant language – no changes by the Planning Board.
- d) Planning Board Annual Report - Gary approves as written
- e) FOAA training – Corey and Gary need to complete
- f) Fee Schedule – Billy shared minor changes, ready to publish

VIII. New Business

- a) Dan Sprague spoke to the board about a question related to the sale of a lot 4 years and 9 months after the last sale. He was advised that a sale at less than 5 years would require a subdivision
 - i. His attorney advised him that the town may be able to offer a variance to the ordinance. Planning board unable to find this requirement in an

ordinance and believe it is likely state law. The issue is not able to be addressed by the Planning Board

- b) New Commercial Development Application – Motion by Dave to begin using new form, second by Corey. All in favor

IX. Adjournment

Motion by Dave to adjourn, second by Corey. All in favor. Meeting adjourned 7:07

NEXT MEETING

2/22/2022