

Palmyra Planning Board Meeting Minutes

Date: 2/22/2022

I. Call to order and flag salute

Chairman Gary Beem called the meeting to order at 6:17 p.m. – flag salute.

II. Roll call

*Planning Board Members present: Gary Beem, Corey Dow, Billy Boulter
Diane White, Secretary
Selectmen: Herbert Bates*

III. Correspondence

- a) *Billy – Hometown Health Center correspondence - Billy reviewed correspondence with Hometown Health Center (attachment 1).
Billy requested that this item now be removed from the agenda.*

IV. Process Land Use Permit Applications - none

V. Announcements - none

VI. Reports

- a) *Secretary's Report (2/8/2022) – Corey will submit at a later date.*
b) *CEO Report 11/30/2021 – 2/8/2022 – Report distributed (attachment 2)*
c) *CEO Report on BD Solar Conditions*
d) *CEO Report on Land Use Conditions Spreadsheet
Billy would like to have copies of the spreadsheets (BD Solar and Conditions) with the Code Enforcement Officers (CEO) updates included.
He asked that the CEO provide a report for the first meeting of each month for c and d.*

Diane told the Board that BD Solar has a new project manager, Elaina Cipane. She lives in Holland and the company is based in Ireland. They are working on the conditions.

VII. Old Business - none

VIII. New Business

- a) *Review Commercial Development Review Permit Process (Rev 2.12.22) – Billy explained that he corrected a mistake that he had made to make it compliant with our ordinance. He recommends that they approve this and have it put on the town website. Motion made by Billy to accept the revised Commercial Development Review Permit Process and that the town put this on the website. Seconded by Corey. All in favor.*
- b) *Review Palmyra Planning Board Land Use Permit Findings of Fact and Conclusion of Law (Rev. 12.12.21) – Billy explained that in the past they signed permits without this form (which they are supposed to have). He put this form together so that the CEO could use it when he begins to process residential applications. He suggested that this be put on the website to go along with the application. Motion made by Billy to use the Findings of Fact and Conclusion of Law Form approval of Land Use Permits. Seconded by Corey. All in favor.*

- c) Town placing “Town of Palmyra Commercial Development Review Checklist” on the website – *Documents have been approved. To be posted on the Town website.*
- d) Town placing the new Fee Schedule on the website – *Billy said that the Fee Schedule has been approved by the Select Board and should be placed on the Town website.*

Billy requested that all 2021 Planning Board Meeting Minutes be put on the town website.

IX. Adjournment

Motion made by Corey to adjourn —seconded by Billy. All in favor. Meeting adjourned at 6:26.

*Respectfully Submitted
Diane White*

NEXT MEETING
3/8/2022

CORRESPONDENCE WITH HHC SINCE LAST MEETING 2/8/22

2/9/22 Email from applicant thanking me for coordinating the review.

2/10/22 Email to the applicant stating appreciation for the professionalism that Harriman provided for the approval process and Tom Emery's personal involvement.

2/11/22 Email from applicant describing the team from Harriman who contributed to approval process.

2/14/22 Email from the Applicant stating the mylar has been recorded at the Somerset Registry of Deeds. They asked if we need a paper copy.

2/14/22 I responded that we need a paper copy.

2/15/22 Town office confirmed they received 3 copies of the recorded subdivision plat.

CEO Notes 11/30 to 1/11

11-30-21

Worked with Heart of Maine surveying to determine that there was no compliance issue with 77 Bagerboro Road. Went to Curtis Lane and did inspection of John temple septic. The fill extensions material were not up to code and need to be replaced with gravelly, coarse sand material. I then inspected house for internal plumbing and it failed inspection, there has been no pressure test on the drain pipe and a lot of the drywall was up and could not see the piping in the walls. I gave him Gilman's plumbing number to call and hopefully George can fix all his issues. I called Sue Norris and left a message to call me back about recording the minor subdivision plan that the Planning Board approved. I called Zac Good and could not leave message mailbox was full. He failed to go to the last Planning Board meeting he told me he would attend and update the Planning Board on their progress. I called Thodore Alfano who owns property at 1003 Warren Hill Road and he will call me within the week to let me know if they will be letting a couple live in their dwellings going forward or not.

12-6-21

Called Zac Good about coming to the next Planning Board meeting. He apologized about missing the last meeting he was under the weather. He mentioned the best practices about planting trees and it would be best to do it in the spring. We also talked about the monitoring wells and decommissioning estimate for the coming year and the fund that will need to be set aside.

12-7-21

John Temple called and wants another inspection of his fil extensions and internal plumbing. Reviewed Planning Board minutes and other paperwork.

12-14-21

Met with Ivan Brown about his septic that was not inspected by me he gave me a letter from Michael L. Merrill the contractor saying that he guarantees the work done on the 20 x 45 septic at Ivan Brown property and it was installed by the state of Maine evaluator's specifications. Looked into subdivision rules for Heart of Maine Surveying about requirements for a subdivision lot. Called Dennis Dow about not having year for the mobile home or septic plan for the new building application. He doesn't have a mobile home picked out yet and he will work on getting septic plan into me to be permitted.

12-28-21

I called Weston Gould and left a message for him to call me back I had a meeting set up to meet a noon today and he did not show up. Filed plumbing and building permits in map and lot folders. Reviewed information for the Hometown Health care plans and the Solar project that is under way now. Western Gould called back and we talked about him going to the appeals board for his permit that was denied over a year ago.

1-4-22

Called Tim Bernard at Cresent lumber to fill out correct application for commercial project. Reviewed planning board ordinances. Last Thursday inspected internal plumbing on the Badgerboro road for Trask plumbing. Looked good.

1-11-22

'led out report for the Maine Forest Service on Tree harvesting in the shoreland zoning area. Spoke with realtor about Harold Condon selling three dwellings and only having two septic systems. Left message for Andrew at Cresent Lumber about needing a septic plan and internal plumbing permit.

CEO Notes 1/18 to 2/8

1-18-22

Inspected the rough in plumbing for Wayne Trafton at 147 Badgerboro Road. Looked good. I met with Billy Travert about building a duplex on his property and what he need to do to get the correct permits. I received the BD Solar 2021 environmental Groundwater Monitoring Report. Review Ordinance changes. I called Racheal Pete about setbacks on the gray road.

1-25-22

Went to John Temple at 1 Curtis lane to inspect rough in plumbing and pressure test that passed with George Phelps helping him. Talked with carman about map 2 lot 30 off the dogtown road and what zoning the land was in. reviewed planning board emails and agendas for planning board.

2-1-22

Went to 271 Estes Ave to inspect deck on front and op on back for new buyer and Mortgage Company. Met with John Temple and issued him an internal plumbing permit. Rick a house designer called asked questions about splitting Map 1 lot 63 for mother to build a new house. Worked on fee schedule proposal for selectpersons. \$20.00 minimum with unheated.05 square foot over 200 ft and heated .10 square foot over 200. Reviewed the Planning Board minutes. Reviewed the water tested around the Solar project.

2-3-22

I went to the Richards road off Webb ridge road to investigate human feces in the trash. I spoke with woman at the first place on the right on Richards's property. She told me that she was the one who had placed the feces in the trash and she will not do that anymore and she will get a porta pottie till spring when they move out.

2-8-22

Reviewed Billy condition list. Reviewed 7 emails from today for the Planning board. Diane created a proposal for the changes that I have recommended to the fee schedule. And it looks good. I also recommend changing the commercial renovations \$7.00 per 1000 in value to be changed because most people will not put the correct cost amount. Should be per square foot price.