

# Palmyra Planning Board Meeting Minutes

Date: 4/12/2022

## **I. Call to order and flag salute**

*Chairman Gary Beem called the meeting to order at 6:00 p.m. – flag salute.*

## **II. Roll call**

*Planning Board Members present: Gary Beem, Dave Leavitt, Corey Dow, Billy Boulvier*

*Diane White, Secretary*

*Selectmen: Herbert Bates*

*Others present: Michael LePage, Tim Bernard and Andrew Sjogren (Crescent Lumber), Joel and Rhoda Hostetler (Hostetler's Country Market)*

## **III. Correspondence** – none

## **IV. Process Land Use Permit Applications**

### a) Crescent Lumber – storage building –

*Billy noted that the quitclaim deed listed Pleasant River Partners, LLC as owners of the property and not Crescent Lumber Holdings, LLC. Tim explained that Crescent Lumber was bought out by Pleasant River Partners, LLC. Change made to the application: Applicant – Pleasant River Partners LLC (per the deed). Billy requested a clean copy of the Warranty Deed and Quitclaim Deed.*

*Dave explained that this application is for the storage building only—display home application has been pulled out.*

### Corey reviewed open items:

- 8. Cost estimate – provided. Mr. Bernard said there will be power.*
- 17. Subsurface wastewater – Bill asked if any had to be relocated and if this will impact the DEP statement for the original approval. One was moved down a little but everything with the engineering is ok as long as they stay under a certain size (per Plymouth Engineering). Billy requested that they provide a statement from Plymouth Engineering to confirm.*
- 20. Erosion Control – Billy asked for confirmation of erosion control. Mike found where this is addressed on the plan.*
- 21. Stormwater Control - Outstanding – a letter from Plymouth Engineering stating that this “meets requirements” requested.*
- 24. Traffic access data – letter dated March 21<sup>st</sup> (from Andrew Allen of DOT) stated that an additional traffic study will not be required.*
- 26. Parking area, paved areas – addressed*
- 28 – 32. Addressed*
- 36. Addressed*
- 37. Tim explained that the electrical will be underground*
- 38. Open pending letter from Plymouth Engineering*
- 43. Open pending letter from Plymouth Engineering*
- 51. Not applicable*
- 54. Open pending letter from Plymouth Engineering*
- 56. Application complete enough to have a public hearing.*

*Motion made by Billy that the application is complete for the purpose of scheduling a public hearing. Seconded by Corey.*

*Applicant will provide information for open items #20, 21 and a verification letter from Plymouth Engineering for approval of the stormwater drainage system.*

*All in favor of the motion on the floor.*

58 & 61. Open pending the letter from Plymouth Engineering.

69. Addressed

71. Not applicable

74. To be verified by the letter from Plymouth Engineering.

Open: 57, 58, 61, and 74

Dave said that he anticipates issuing a permit after the Public Hearing (scheduled for April 26).

b) Hostetler's Country Market – Joel Hostetler

Billy said that the applicant did not provide enough information. Mr. Hostetler told the Board that they will move out of the house. 800 s.f. will be used as the store and the rest will be used for storage. They will sell groceries, baked goods, and household items. They would like to open as soon as possible (May or June).

The Board reviewed the application with the Hostetler's:

Pg. 1) Application for establishment of a nonresidential use, even though no buildings or structures are proposed (#5) is applicable.

1. Right, title, interest – Mr. Hostetler provided a copy of the deed. Billy questioned the 5 names on the deed. Diane will confirm what the Hostetler's own.

2. Applicant needs to answer

5. Location – Diane will complete

6. Abutters - Diane will complete

7. Cost Estimate – Joel Hostetler will write this up

8. Applicant stated schedule of a May start and June completion.

9. Applicant stated they will sell groceries, baked goods, and household items. He explained that he will purchase items for sale from a wholesaler. Hours will be 8 – 5 Monday through Saturday. There is no electricity in the building. Lighting will be battery operated.

10. Applicant stated "no".

11. USGS Topographic map – Diane will ask Code Enforcement Officer (CEO) about this map.

12. Planning Board believes "no".

13. Planning Board believes "no".

14. National Wetlands Inventory map – Diane will ask CEO.

15. Plan – Joel will provide this.

16. Driveway, parking areas – Joel to include on the plan and include thickness of gravel for parking area.

17. There is water in the building (air compression). Mike and Corey do not think the building is big enough to require sprinklers.

18. State required permits – Diane will ask CEO.

19. Open

20. Open

22. Planning Board believes "no".

23. Dave asked for an estimate of customers (cars/horse & buggies). Estimate is 25 – 30.

24. Applicant stated "none".

Review:

Diane will complete 1, 5, 6, 11, 14, and 18

Joel Hostetler will complete 7, 15, and 16

19 & 20 will be determined when the Board reviews the plan.

Discussion on screening and signs. Application to be reviewed at the next meeting (April 26). Public Hearing may be scheduled at the next meeting (early May).

Motion made by Dave: The application is not complete (subject to items discussed). Seconded by Billy. All in favor.

V. **Announcements** – none

VI. **Reports**

a) Secretary's Report (3/22/2022) – Motion made by Dave to accept as written. Seconded by Billy. All in favor.

- b) CEO Report – *Dave said that he is grateful for the letter that Travis (CEO) had provided (attached) but they did not get the requested report.*

**VII. Old Business**

- a) Town of Palmyra Fee Schedule – *To be discussed at the Select Board Meeting tomorrow.*
- b) Shoreland Zoning Ordinance (Review) – *A copy of Chapter 1000 (State) provided. Dave said that this was talked about in 2019 (email - attachment 2). The majority of the amendments would have to be adopted by the town. Billy requested that the CEO go over the new state ordinance and provide an analysis/update on any areas the Board should be looking at and anything that has been automatically updated.*
- c) Nonresidential Land Use Permit Application – *The new application will be updated.*
- d) Residential Land Use Permit Application and checklist (review) – *Most of these will be done by the CEO. Some revisions to be made for the Planning Board Applications. Billy explained the changes. Findings of Facts will go with this document as the decision document.*

**VIII. New Business - none**

**IX. Adjournment**

*Motion made by Gary to adjourn —seconded by Dave. All in favor. Meeting adjourned at 7:56.*

*Respectfully Submitted  
Diane White*

NEXT MEETING  
4/26/2022