

Palmyra Planning Board Meeting Minutes

Date: 5/24/2022

I. Call to order and flag salute

Chair Dave Leavitt called the meeting to order – flag salute.

II. Roll call

Planning Board members present: Dave Leavitt, Billy Boulter, Gary Beem

Selectmen: Vondell Dunphy, Herbert Bates

Others present: Michael LePage, Joel and Rhoda Hostetler (Hostetler's Country Market), Norman Curtis (Subdivision Amendment – Riverside Estates (Lot 9B))

III. Correspondence

a) Dave acknowledged the email from Craig Kosobud from the State informing the Town of Palmyra that the Driveway/Entrance Permit for 759 Main Street has been approved (Hostetler's Country Market).

IV. Process Land Use Permit Applications

a) Hostetler's Country Market – Joel and Rhoda Hostetler

During the public hearing, the applicant stated their intent for 3 car spaces and 2 for buggies. With that information, Billy stated that would require the parking lot width about 50' wide. The applicant stated they would like the buggy stalls out back. Michael LePage assisted the board and applicant by drafting a potential layout on the white board with the buggy stalls at the rear of the building and also adjusted it to ensure the parking for the cars was not in the right of way of Route 2.

Motion made by Dave: "I make a motion that the application is approved with the following conditions: 1. Parking lot on the left side of the building and behind no closer than the right of way and to be designed for 3 cars and 2 buggy's and designed for safe access and egress. 2. Screening (per the ordinance) on left side of house from the last tree to the limit of parking. 3. Screening (per the ordinance) on right side start at the front of the building and extend to the limit of parking. 4. Sign to be installed on the building".

Motion seconded by Billy. All in favor.

Dave had a draft Findings of Fact and Conclusion of Law prepared but this will need to be revised based upon the public hearing and approval of the final Site Plan.

After the above motion, Dave Leavitt suggested the applicant meet with him at 1:30 tomorrow at the Town Office to formalize their intent since they expressed a need to return to their location to consider distances.

b) Subdivision Amendment – Riverside Estates

Vice Chair Boulter led the review of the application. He reviewed the Subdivision Ordinance Article 5, Section 4 "Revisions to Approved Plans". This section determines if a full application must be submitted. Per Part a, this application did not have any of the conditions that require full submittal. He stated no notices were required to be given to the public for this application. Billy stated the Planning Board had jurisdiction for this application based upon the Subdivision Ordinance Article 3-Section 2. Billy asked if any member of the board had any direct or any indirect monetary interest in this application. The board members stated no. Motion was made by Billy that the applicant has provided documentation that he has standing to provide this application to the board. Motion seconded by Dave and vote 3-0 in affirmative.

Norman Curtis described the information in the application for his son, Scott Curtis. In the review of the application, Billy confirmed from the applicant that they will not be building in the area designated as forested wetland boundary for Lot 9C. Chair Dave noted that the creation of Lot 9C would create a lot

frontage less than 200' on Curtis Land but also stated the lot did have the required frontage on Rte. 2. The Board confirmed that they do not see any compliance issues at this time.

Motion made by Dave: "I make a motion that the application to create Lot 9C from 9B in Riverside Estates Subdivision is complete". Seconded by Billy and approved 3-0.

The applicant was informed they need to provide the abutter information on the application. Applicant also informed, if the application is approved, they will need to submit a full-size copy plan of the proposed subdivision amendment to the Somerset County Registry of Deeds.

Dave requested a public hearing on 6/14/22 at 6:00 pm and will contact the Town Office.

V. Announcements

a) The 6/14 Planning Board meeting will be held in Room 11 and a State Election & RSU Budget Validation will be held in this room.

VI. Reports

- a) Secretary's Report (5/10/2022) – Motion made by Dave to accept as written. Seconded by Billy. All in favor.
- b) CEO Report – No report submitted.

VII. Old Business

a) Shoreland Zoning Ordinance (Review) – Travis (CEO) did not provide the information that was promised at last meeting.

VIII. New Business

- a) Dave requested we put on each agenda efforts to find members for the Planning Board.
- b) Dave to request Priscilla be present to provide a record of the meeting if Diane is not present.

IX. Adjournment

Motion made by Dave to adjourn —seconded by Billy. All in favor.

Respectfully Submitted
Billy Boulier

NEXT MEETING
6/14/2022