

Palmyra Planning Board Meeting Minutes

Date: 6/28/2022

I. Call to order and flag salute

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

II. Roll call

*Planning Board Members present: Dave Leavitt, Billy Boulter, Gary Beem, Corey Dow
Diane White, Secretary
Selectmen: Herbert Bates
Others present: Michael LePage*

III. Correspondence – none

IV. Process Land Use Permit Applications

V. Announcements – A schedule of Planning Board Training (MMA) included in the meeting packet.

VI. Reports

- a) Secretary's Report (6/14/2022 – Regular Meeting) – *Dave thanked Corey for taking minutes of the previous meeting. Billy stated that the Findings of Fact and approval documents for Hostetler and Riverside Estates should be attached. Motion made by Dave to accept the minutes of the public hearing subject to inclusion of Findings of Fact. Seconded by Billy. Approved 4-0.*
- b) Secretary's Report (6/14/2022 – Public Hearing for Riverside Subdivision amendment) – *Billy said that the notes of the public hearing for Riverside Estates should be attached. Motion made by Dave that the minutes of the public hearing be accepted with one condition: Attach the minutes of the public hearing. Seconded by Billy. Approved 4-0.*
- c) CEO Report Diane reported (per CEO).
 - *Adam Domonski has a deadline of July 8th to clean up the tires (858 Main Street).*
 - *Email from Adam Farkes (to CEO Travis Gould) Re: BD Solar LLC (attachment 1). Discussion about well testing after initial energization. Dave did not see anything about this in the email, but said it was discussed at the meetings and the applicant stated that they would do one at the start of construction and at the end of construction. Billy said that the condition was to test annually (condition #14). Corey agreed that the discussion at the meetings was to test before construction and after completion of construction and then annually. Dave will review the document. Sound test to be done within a couple of weeks. The letter is undated, but came in recently (mid-June). The email is silent on completing tree installation. Also, trees are dying or dead—these will need to be replaced. Billy stated that this is the prevue of the CEO and asked Selectman Bates to insure that the CEO checks this.*

VII. Old Business

- a) Shoreland Zoning Ordinance – CEO Analysis – *At the last meeting, Travis said that he is working on this. Dave asked him to come to a meeting when he was done, and he will support Travis's recommendations.*
- b) Progress update: finding additional Planning Board members – *Dave requested that this be added to the agenda. He is concerned that meetings may be cancelled because members could*

not attend some of the meetings. Billy said that he has an individual that he will approach about becoming a member.

- c) *Discussion on Public Hearing Protocol – Dave asked Billy if he would support the assumption that the Planning Board does have jurisdiction (to hold a public hearing) and that the applicant does have the right to appear before the Planning Board. If anyone thought that the Planning Board does not have that authority, they could state this and site a reason why. This would eliminate the need to make these two motions. Billy said that he does not see why these two items should not be stated at the public hearing. The motions clarify to the public the reasons why they are holding a public hearing.*

VIII. New Business

- a) *Billy asked why the office did not provide someone to take minutes at the last meeting. Dave explained that he did not pursue this. Priscilla Jones (Administrative Assistant) said that she can take minutes when necessary.*
- b) *Dave asked if the Amish had come back to fill out another application (they are changing location of the Country Market). This has not been done. He asked that the CEO assist with the application. They are in the new building doing renovations and they probably should get a permit before beginning projects. Dave said that he would be satisfied if the CEO asked them to get a permit soon and to tell them that any work they do (before a permit is issued) is done at their own risk. Billy, Gary, and Corey agree that the CEO should ask them to get a permit and to help them complete the permit application.*
- c) *Discussion about a house on the Badgerboro Road. Dave stated that a permit was issued for a garage—there is a house under construction. Defer to the Code Enforcement officer.*

IX. Adjournment

Motion made by Dave to adjourn —seconded by Corey. All in favor (unanimous). Meeting adjourned at 6:23.

*Respectfully Submitted
Diane White*

NEXT MEETING
7/12/2022