

Palmyra Planning Board Meeting Minutes

Date: 7/26/2022

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, Bill Boulter, Corey Dow, Gary Beem

Others present: Michael LePage, Travis Gould, Joel and Rhoda Hostetler, Josh and Ami Johnson

III. Correspondence –

IV. Process Land Use Permit Applications –

Hostetler- 868 Main St

-Quit claim deed to property provided,

-Travis to work with Hostetlers to develop site plan to show parking

-Site plan to be ready for public hearing on 8/9

-Application was incomplete in several areas and revised during the meeting:

a) 4th box checked for type of permit

b) #2 – answer NO BOOK 5846, PAGE #267, DATE 3/9/22

c) #7 - \$8-10,000

d) #8 – project scheduled to be open to public at end of August

e) #15 – Travis to work with applicant to provide a site plan

f) #16 – PB decided not needed

g) #19 – N/A

h) #20 – N/A

i) #35 – yes

j) #36 – to be shown on Site Plan

h) #37 – Dave made motion to waive this requirement – Corey second, 4-0 in favor

i) #39 – PB decided screening requirements are met

j) #41 – applicant to provide information for sign on Site Plan

k) #45 – N/A

-Dave made motion to accept application as complete with condition that site plan be provided for public hearing on 8/9. Motion second by Bill. 4-0 all in favor

-Items 15, 36 and 41 are remaining incomplete items

-building appears to be 2106 square feet. Appears applicant may have been over charged

-public hearing on 8/9 at 6:00

Josh and Ami Johnson- 17 Gee Road

Application was incomplete in several areas and revised during the meeting:

a) #2 – NO

b) #6 – applicant to provide addresses by Thursday

c) #7 - \$1,000 renovation cost

d) #8 – open in August

e) #11 – N/A

f) #15 – add parking locations on Site Plan

- g) *#18 – Applicant to provide Redemption Center Permit before business to open – motion made by Billy – all in favor*
- h) *#19 – N/A*
- i) *#20 – N/A*
- j) *#29 – yes*
- k) *#35 – yes – applicant to provide information on the Site Plan*
- l) *#36 – parking to be indicated on the Site Plan – PB agreed 3 spaces were needed*
- m) *#37 – PB agreed no vegetative screen was required*
- n) *#39 – Yes – PB agreed the screening requirement does not need to be met since the applicant owns the adjoining property*
- o) *#41 – applicant to put information for sign on the Site Plan*
-motion by Corey to accept as complete, second by Bill. 4-0 all in favor
-verify fee collected is correct

V. **Announcements** – none

VI. **Reports**

- a) Secretary’s Report (7/12/22) motion to accept as written, all in favor
- b) Revised secretary report 6/14/22 motion to accept as revised, all in favor
- c) CEO Report – *slow, one plumbing permit; **Bill reported that the PB has not received report of action items from the CEO for our spreadsheet of Permits with Conditions dated 2/4/22 - Travis agreed to provide the information***

VII. **Old Business**

- a) Shoreland Zoning Ordinance – CEO Analysis – *Travis (CEO) explained new Chapter 1000 guidelines for shoreland zoning. Members to review new document available online*
- b) Progress update: finding additional Planning Board members
Billy is discussing this with someone. He also asked other members and Select Board members if they know someone who would be a good addition to the Planning Board.

VIII. **New Business** –

- Solar farm has stopped installing trees
- Trees are still crooked
- Trees are dying
- Unclear if sound test has been done

IX. **Adjournment**

Motion made to adjourn 7:35 —seconded. Passed 4-0. Meeting adjourned .

Respectfully Submitted
Corey Dow

NEXT MEETING
 8/9/2022