

Palmyra Planning Board Public Hearing Minutes

Date: 2/14/2023

6:00 – Poulin Development Subdivision - *Corey called the Public Hearing to order*

Planning Board Members present: *Chair Dave Leavitt, Vice-Chair Billy Boulier, Corey Dow, Gary Beem, Douglas Frati, Alternates Michael LePage and Katie Burrill*

Diane White, Secretary

Selectman: *Brian Barrows, Vondell Dunphy, Jo-Anne Brown*

Others residents present: *John and Donna Malmquist, Clarence Boulier, Jackie and William MacLaren, Jeff Hardy, Harold Wilber, Joe and Kay Wood, Pat White*

Nonresidents: *Aimee Young (Plymouth Engineering)*

Chaired by Corey

- *Quorum present*
- *The purpose of this public hearing is for the review of the Poulin Development Project application submitted by Plymouth Engineering Inc. for the construction of 6 duplexes on Main Street.*
- *Motion made by Corey that the Planning Board has jurisdiction to hold this public hearing based upon the Town of Palmyra Subdivision Ordinance - Article 5, Section 2, paragraph d. Dave seconded. Passed 5-0.*
- *Motion made by Corey that the applicant has the right to appear before the Planning Board since their application was approved as complete for the purpose of holding a public hearing at our meeting of January 24, 2023. Dave seconded. Passed 5-0.*
- *Aimee of Plymouth Engineering was here to represent the applicant. The plan was presented as follows:*
 - *The project is located next to Pat's Propane on Main Street*
 - *6 duplexes to be built (12 residential units)—probably 55+.*
 - *800 feet of road frontage.*
 - *2 acres will be developed, the remainder will be farmland.*
 - *DEP approval is under review.*
 - *Wells in the area are an issue and the applicant would like some input.*
- *Questions from the Board or public:*
 - *Clarence Boulier (abutter) said that there is no water in the area. He has a well next to his house down 265' and is able to use water only 3 months of the year.*
 - *Dave explained that compliance has not yet been reviewed, and the subject of water/wells will be discussed.*
 - *Bill MacLaren asked if there is enough space for the septic system. Aimee said that the septic will be shared. Bill MacLaren stated that the Zoning Ordinance may have a requirement for separate septic systems. Billy checked the ordinance—on page 17, article 7, section 6 of the Subdivision Ordinance it states that common or shared septic are not allowed (except within mobile home parks).*
 - *Jeff Hardy asked if there will be benefits to the town and what the costs will be for the tenants. Aimee explained that there will be more rental units available for people who do not want to maintain homes—the owner will do all the maintenance. Taxes will be paid for the development. Amount of the rent is unknown.*
 - *Harold Wilber stated that the property is not in a commercial zone. Billy and Dave explained that commercial (under 5000 sf) and multifamily dwelling are allowed in agricultural /residential zones.*
- *There were no further comments.*
- *The hearing was closed at 6:20 p.m.*

Respectfully Submitted

Diane White