

# **Palmyra Planning Board Public Hearing Minutes**

Date: 5/9/2023

## **Public Hearing – A-Team Development**

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

*Alternates: Katie Burrill, Michael LePage*

*Code Enforcement Officer (CEO): Travis Gould*

*Select Board Members: Vondell Dunphy, Herbert Bates*

*Diane White, Secretary*

*Others present: Gail Jones; Patrick Kane, Randy Sinclair, Michael Fermo, and Jeffrey Allen for A Team Development*

*Corey chaired the Public Hearing and called the hearing to order at 6:00.*

- *Quorum present*
- *The purpose of the public hearing is for the review of the Nonresidential Land Use Application submitted by A Team Development LLC for the construction of storage units and a commercial truck rental parking area to be located on Main Street.*
- *Motion made by Corey that the Planning Board has jurisdiction to hold this public hearing based upon the Town of Palmyra Nonresidential Land Use Ordinance. Second by Dave. Passed 3-0.*
- *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 the meeting of April 25, 2023. Second by Dave. Passed 3-0.*

*Jeff Allen of AE Hodson Engineers presented the plan to construct storage units and a parking area for commercial truck rentals on Main Street:*

- *The project will be built across from Ware-Butler on Main Street.*
- *Four storage units will be constructed and will be visible from the interstate.*
- *Parking area will be for commercial truck rentals.*
- *Because of the impervious area a DEP permit is required.*

*No questions from the public or the Board. Public Hearing closed at 6:03 p.m.*

# Palmyra Planning Board Meeting Minutes

Date: 5/9/2023

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

*The meeting was called to order by the Chair at 6:04 p.m. – flag salute*

## **II. Roll call**

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

*Alternates: Katie Burrill, Michael LePage*

*Code Enforcement Officer (CEO): Travis Gould*

*Select Board Members: Vondell Dunphy, Herbert Bates*

*Diane White, Secretary*

*Others present: Gail Jones; Patrick Kane, Randy Sinclair, Michael Fermo, and Jeffrey Allen for A Team Development,*

## **III. Correspondence** - none

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

- a) Poulin Palmyra Development Subdivision (Map 5, Lot 26) – *Andre Poulin had sent an email—state permits still pending (Permit by Rule and the water permit). They will not attend tonight. The deadline had previously been extended to June 27<sup>th</sup>.*
- b) Maine RSA #1 – Cell Tower application
  - *Motion made by Dave to approve the Findings of Fact as presented. Second by Corey. Passed 3-0.*
  - *Findings of Fact and Permit signed.*
  - *Cell Tower application complete. Copy will be sent to the applicant.*
- c) A-Team Development – Newport Self-Storage – *Jeffrey Allen explained that he had reviewed the open items:*
  - *Cover letter to explain the additional documents submitted.*
  - *Full size plans submitted.*
  - *Stop sign, acreage (40 acres), and electrical service coming in from the road added to sheet C0.1.*
  - *Silt fence and bark mulch berm added to sheet C3.0.*
  - *Flood Map – copy submitted. The project is not in the flood zone.*
  - *MDOT Permit – page 1 received previously—page 2 submitted (standard conditions and approval).*
  - *Confirmation that no areas were in farmland, open space, or tree growth—email from Diane White confirms.*
  - *Sign application submitted – ground sign and wall sign*

*Completeness reviewed by Corey:*

*Full set of plans submitted.*

*#13 – flood map submitted.*

*#15 – acreage on deed and utilities added to plan.*

*#18 – second page of DOT entrance permit submitted. Stormwater permit pending.*

*#19 – silt fence shown.*

#27 – detail of the screen trees – Mr. Allen explained that the board did agree to waive the requirement for a screen in front. He had reviewed the ordinance and determined that since the neighbor was a commercial business, screening is not required, but a screen is planned as a courtesy to the neighbor.

#40 – the project is not adjacent to property in farm land, tree growth, or open space.

#41 – sign application submitted.

Dave said that the DEP permit has not been submitted (needed to complete). Mr. Allen asked for conditional approval (pending receipt of the DEP permit). Permit not expected to be approved until late June. CEO suggested that the Planning Board Permit not be issued until the DEP permit has been received. Dave told Mr. Allen that if he sends in the permit, he does not have to appear before the board again. When the DEP permit is received, the Board will sign the building permit and the sign permit.

Discussion on the need for building permits needed for the units. Mr. Allen was told that permits from the CEO will be needed for the buildings. After discussion it was decided that the CEO does not have to issue permits for the buildings. Planning Board permit only needed.

d) Doug Frati – Sign Application – Approved 3-0. Sign permit signed by the Board.

## V. Announcements

May 23, 2023 meeting cancelled

Per Dave:

- Update on Dennis Dow's application. He was going to rent the lot, but could not get enough water. He then applied for a storage unit (which was approved). He may be considering renting the lot now. Dave said that if he changes the use from a storage building to a rental lot, he will have to get approval from CEO.
- No activity at the proposed brewery next to Tyler Norris.
- Subdivision by Cookson's. Groundwork has started.
- No activity for the medical facility. Travis (CEO) stated that next Tuesday, he is meeting with representatives to discuss widening the entrance. He will ask for test results for the loop road.

## VI. Reports

a) Secretary's Report (4/25/2023) - Motion by Dave to approve as written. Passed 3-0.

b) CEO Report

- Building permit issued for a hay storage building on Warren Hill Road. Travis asked if this should have gone before the Planning Board since it is not a residential building. The Board agrees that the CEO should issue these permits.
- Septic System permit issued for 22 South Ridge Road.
- Inspection on Curtis Lane.
- CEO work on North Gee Road. Report of someone living in a camper, but they are not.
- Tires on Main Street. Travis had sent an email to the attorney, but he has not responded. Another email sent today.

BD Solar:

- Email from Adams Farkes (BD Solar). Water being tested is being tested for all the minerals in the solar panels. Dave had recommended to the Select Board that they get an independent person to look at the report to verify, but this has not been done.
- The dead trees have been flagged.
- Open items up to the Select Board for follow-up.
- Discussion on results of the water tests. If someone comes in asking about the water test results, the information can be provided.

- *The same Pledge and Disbursement Agreement is being used when adding amounts. Suggestion made to Brian (by Dave) to have the town lawyer look at this.*
- *Privacy screen ripped.*

**VII. Old Business**

- Planning Board Ordinance Review – no discussion*
- BD Solar- action item update - discussed earlier*
- Hometown Health Center - action items update – discussed earlier*
- New Planning Board Member - Appointment papers will be signed at the next Select Board meeting for Katie and Michael. When a member is absent, the alternate will become a voting member.*
- Dave would like to cross train the members.*

**VIII. New Business**

**Choose Chair and Vice Chair** – *to be discussed at the June 13<sup>th</sup> meeting (when all members are present).*

**IX. Adjournment**

*6:51 p.m. - Motion made by to adjourn—seconded. Passed 3-0.*

Respectfully Submitted  
Diane White, Secretary

Next meeting 6/13/2024