

Planning Board Report to Select Board  
Wednesday- October 28, 2020

1. **Heidi Bolvin's Entertainment License renewal for M Room**- one month extension for Nov 2020 granted pending outcome of 10 Nov 2020 public hearing

2. **B.D Solar :**

- Looking for meeting with Ed Bearor week of 2 November 2020 to clarify:

- a. language for Findings of Fact
- b. Do we need for conditions/clarifications in permit if also on C-102?
- c. timing of Board signatures on c-102 prior to recording at Registry of Deeds
- d. status of comments on general liability Insurance (acknowledge receipt)
- e. status of draft language on Decommissioning Surety
- f. exact timing sequence of all of the above
- g. availability of Mr. Bearor for PB meeting on November 10th and 24th @ 6:00pm

-Looking for Select Board feedback on applicant request to:

- a. change from cash surety to L.O.C.
- b. change timing of putting surety in place until after application is approved (Posting funds after permit approval but before construction starts in December conflicts with Ordinance.)

-Applicant refused to document in writing on C-102:

- a. verbal promises to not seek future tax exemptions/reductions over the life of the facility
- b. verbal promises to leave the balance of the 102 acre property (77acres+/- ) natural for the life of the facility

3. **DNK Solutions:**

- a. initial application not reviewed because the Application Form and Fee was incorrect
- b. applicant was provided correct Application Form and Checklist and will reapply
- c. Correct fee is \$350 so applicant will bring in another \$260.
- d. Applicant verbally agreed to initially fund Escrow account for additional studies/ subject matter experts at \$2400 level
- e. Town to retain counsel and set up initial meeting with representatives of both boards upon receipt of funding.

4. **Permit Application Form Updates:**

- Planning Board approved updated Land Use Permit Application ( Revision of 10/27/20) as of October 27, 2020. Copies were provided to Select Board for comments. If there are any we can update at the next meeting.

5. **Fee Schedule:** (recommended update for Select Board to consider)

- On the topic of fees for additional studies, add the underlined language:  
"Prior to acceptance of the Application, the applicant will issue a check payable to the Town of Palmyra in the amount of 1/4% (one quarter percent) of the project's estimated total cost." The minimum initial funding level shall not be less than \$2,400.