

# **Palmyra Planning Board Meeting Minutes**

Date: 03/09/2021

**I. Call to order** – Chair Gary Beem called the meeting to order at 6:00 pm.

**II. Roll call**

*Planning Board members present: Gary Beem, Dave Leavitt, Maurice Temple, Corey Dow, and Billy Boulrier*

*Selectmen Present: Herbert Bates*

*Diane White (Planning Board Secretary)*

*Others present: Shon Darling, Christ Zook (joined the meeting at 6:30)*

**III. Announcements** - none

**IV. Correspondence** - none

**V. Reports**

- Secretary's Report (02/23/2021) – Motion made by Gary to accept as written—seconded by Dave. All in favor.
- Hometown Healthcare – DEP Pubic Hearing – Billy Boulrier reported. DEP Public Hearing (as required by State Statute) was held on February 24<sup>th</sup>. Two members of the public attended the Zoom meeting—Billy Boulrier and Corey Dow. The architect explained the proposal. The submission was delayed—the Planning Board may get it for the next meeting. The DEP Permit application to be submitted today. A copy will be sent to Diane White. Billy said that he was pleased to see that the architect has changed the entry to Tractor Supply coming in from the east. The plan addresses the problem coming in from that direction.

**VI. Old Business**

- Medical Marijuana Facility – Selectman Herbert Bates explained that there is not enough time to get a moratorium on the Town Meeting Warrant. Dave said that if there is a need for a moratorium, someone will have to ask for it. Herbert explained that they did not have time to get it on the warrant; that doesn't mean that they won't still do it. Dave said that for the solar farm moratorium, one citizen asked the select board if we needed a moratorium to tighten it up. The Select Board was in favor of it and they ran an ad and a few weeks later held a public hearing on a Select Board Meeting night. Herbert will bring it up at the Select Board meeting tomorrow. Members of the Planning Board support a moratorium—it will give them time to meet with legal counsel.

**VII. New Business** - none

**VIII. Process Land Use Permit Applications**

- Shon Darling – Mobile Home – Map 4 Lot 5 – The Board agreed to review Shon's application first because he is present. He wants to replace a mobile home that has been moved from the property. He will hook up to the existing septic. Shon's mother lives on the property in the farmhouse. Maurice Temple explained that he is selling the property to Shon's mother and he had developed that piece of the property in the 1980's for his mother and father, then he sold five acres and this is part of those five acres. It is one piece but taxed separately and he is the only abutter.

*Maurice agreed to abstain from the vote.*

*Motion made by Corey to accept the application—seconded by Dave. Gary, Dave, Corey, and Billy in favor.*

*Motion made by Dave to approve the application—seconded by Corey. Gary, Dave, Corey, and Billy in favor.*

*Billy suggested that a copy of the zoning map be included with the applications. Dave said that he is supportive of this. Billy will revise the instructions to include this requirement.*

- *Michael Merrow – Riding Arena – Map 5 Lot 81 & 81B – Application for a 60 x 132 riding arena. Dave asked if he boards horses. Gary said that he thinks he boards a few—not many; most are his. Billy and Dave questioned if it will be for personal use or commercial use. Gary said that he will use it to train his horses. The applicant (Michael Merrow) had told Diane that this will be for personal use. Billy suggested that a condition (for personal use) be on the permit. Motion made by Maurice to accept the application without conditions. Billy had questions about the abutters, which were addressed by other board members. Maurice’s motion to accept the application was seconded by Dave. All in favor. Motion made by Gary to approve the permit—seconded by Dave. All in favor.*

*Billy requested copies of entire deed be included with the applications.*

- *Shelby Wintle – Tattoo and Art Studio – Map 5 Lot 76-2 (Jim Spraggins) – Business Permit Application. Motion made by Gary to accept the application—seconded by Dave. All in favor. Motion made by Gary to approve the application—seconded by Maurice. All in favor.*
- *Christ Zook – Chicken Barn – Map 12 Lot 11*
- *Christ Zook – Horse Stable – Map 12 Lot 11*  
*Mr. Zook wants to build: a 50’ x 50’ chicken barn (200 feet from his residence) with a 20’ x 50’ lean to (changed from 20 x 20 and noted on the application), a 24’ x 42’ x 18’ high horse stable (changed from 24’ x 54’ and noted on the application), and a 20’ x 20’ shed attached to his house. Second page of deed is missing—attach to the application. Motion made by Dave to accept the application for a 50’ x 50’ chicken barn with a 20’ x 50 addition (lean to), a 24’ x 42’ x 18’ horse stable, and a 20’ x 20’ shed—seconded by Maurice. All in favor. Motion made by Dave to approve the same—seconded by Maurice. All in favor.*
- *Shon Darling – Mobile Home – Map 4 Lot 5 – Discussed earlier*

*Billy questioned the meaning of the motion to “accept”. Does it mean that they accept it as complete? Dave said that, as he understands it, it means that they accept the application as complete. Billy suggested that they consider stating “accept as complete”.*

**IX. Adjournment** - *Motion made to adjourn made by Dave—seconded by Maurice. All in favor.*  
*6:45 pm meeting adjourned.*

*Respectfully Submitted*  
*Diane White*

NEXT MEETING  
03/23/2021