

Palmyra Planning Board Meeting Minutes

Date: 05/25/2021

I. **Call to order** – Chair Gary Beem called the meeting to order at 6:00 p.m.—flag salute

II. **Roll call**

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

Selectmen present: Vondell Dunphy, Herbert Bates

Others present: Ken and Mary Ellen Fletcher

Hometown Healthcare Representatives: Judy Johnson and Tom Emery of Harriman

III. **Correspondence**

- Billy – Hometown Healthcare correspondence – (see attachment #1)
Dave and Gary will talk with select board to request engagement of the town attorney work with HHC attorney to work out details of Lot Owners Agreement

Motion by bill to engage Town Attorney, Dave Second, All in favor

- Amended BD Solar DEP Permit. Appears to modify permit to allow for undeveloped portion of property to be sold as separate. It appears this will trigger a subdivision. Diane, please circulate amendment

IV. **Process Land Use Permit Application**

- Earnest Waltman- Lang Hill Road Car Port- Permit missing zoning district. Agr-Res, added to application. Also confirmed the property is not Farmland, Open Space, or Tree Growth (info also missing from application) Gary to note on application
 - Bill made motion to accept as complete, Dave second. No discussion All in Favor
 - Dave made motion to grant permit, Bill Second. No Discussion. All in Favor
- Jimmy and Lisa Spraggins – Storage Units-
 - Application is on incorrect form, should be land use application
 - Site plan is missing setbacks to property lines
 - Missing building separation dimensions
 - Show abutters on site sketch
 - Name roads

Bill made motion that application be deferred until more information is provided, Dave second. No discussion. All in favor

- Dan Smith- Roof on existing camp
 - Bill made motion to accept application as complete, Second, no discussion. All in Favor
 - Motion made to grant permit, second, no discussion. All in favor
- Jacob and Jazmin Sinclair – New Home and Garage
 - Application missing signature on septic design form
 - Site sketch missing clear dimension for front setback

Bill made motion to approve application as complete. With 2 conditions to be met prior to permit issuance. Second by Gary

Some discussion about approving application with conditions without applicants present. The town does not have a good mechanism to follow up on conditions. In this instance, they should be met before permit issuance Vote 3-2 Pass

Bill made motion to grant permit with two conditions to be met before permit issuance seconded. Vote 3-2 Pass

V. **Announcements** - none

VI. **Reports**

- Secretary's Report (05/11/2021) – *Need to address item 8*

VII. **Old Business** - none

VIII. **New Business** - none

IX. **Adjournment** – *Motion made by Gary to adjourn—seconded by Dave. All in favor. Meeting adjourned at 7:08 p.m.*

Respectfully Submitted
Corey Dow

NEXT MEETING
05/25/2021

Gary
out approving application with conditions without applicants
have a good mechanism to follow up on conditions. In this
before permit issuance Vote 3-2 Pass

grant permit with two conditions to be met before permit
Pass

021) – ~~Need to address item 8~~ TOP OF PAGE 2
1) 8. SHOULD BE REPLACED WITH NO #
2) 6TH LINE DOWN SHOULD HAVE 8 IN
FRONT OF PROVIDED

by Gary to adjourn—seconded by Dave. All in favor. Meeting

NEXT MEETING
05/25/2021

HOMETOWN HEALTH CENTER AMENDED SUBDIVISION APPLICATION

5/12/2021

PALMYRA PLANNING BOARD MEETING MAY 11, 2021 - LIST OF INCOMPLETE ITEMS

IN LEFT COLUMN REFERENCES "TOWN OF PALMYRA SUBDIVISION ORDINANCE APPLICATION CHECKLIST"

| # | DESCRIPTION OF INCOMPLETE ITEM | P. BD RECEIVES |
|----|--|----------------|
| 8 | Revise PLAT PLAN to match the design at the entrance to Tractor Supply that is indicated on C00-1 | |
| 24 | Provide PO for illumination at entrance to Fletcher Drive along with time frame. | |
| 25 | DEP Site Location Permit application is in progress. | |
| 27 | Provide proposed wording for using a.4 (irrevocable letter of credit) as a form of Performance Guarantee. Performance Guarantee form is to be finally approved by the Select Board. | |
| 32 | Applicant will provide an agreement in principle as they work towards compliance with Town of Palmyra Subdivision Regulation 7.12d. | |
| | Planning Board noted the maintenance items listed on easements should include repair of the pavement surface | |
| 52 | MDOT Traffic Movement Permit received | |
| | Applicant to provide the referenced plan - C20-1 dated 3/9/21 | |
| | Site Plan to include striping | |
| 53 | Provide confirmation of the required approval of the design plans for the highway and drainage systems improvements as required in the DRAFT Traffic Movement Permit listed in "Overall Requirements D". | |