

Palmyra Planning Board Meeting Minutes

Date: 06/08/2021

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, Andrew Wolf, Lyle Pierce, Diane Pierce, Jason Sanders, Erin Estes

III. Correspondence

- Billy – Hometown Healthcare correspondence – (see attachment #1)
Select board denied request to engage town attorney
- Billy circulated suggested permit process for accepting an application
 - Planning board must determine that the applicant has adequate right and interest to the property
 - Planning board will then determine the application is complete
 - Planning board will then determine if the application meets all standards and criteria required by the ordinance

IV. Process Land Use Permit Application

- Jason and Diane Sanders – addition Wyman Road
 - Motion by Bill to accept application with verified right and interest to the property. Second by Dave all in favor
 - Application missing zoning district. Residential/Agricultural. Gary added to permit application
 - Motion by Dave to accept application as complete, second by Corey All in Favor
 - Motion by Dave to approve application as compliant, second by Corey All in Favor
- Jimmy and Lisa Spraggins – Storage Units-
 - Motion by bill to accept application with right and interest to property, second by Dave, All in Favor
 - Discussion that site sketch and tax maps list different abutters
 - There appears to be an addition on the T shaped building in sketch that is not shown on the Site Plan – Town to research if this addition received a Land Use Permit – also to check to see if the storage building on the back left has also received a Land Use Permit.
 - 25' separation needs to be maintained between all buildings

- Motion to accept permit as complete by Bill, second by Dave, All in Favor
- Motion to grant permit with two conditions, seconded
- Conditions are
 - Correct names of abutters, they vary from the site sketch to the tax map
 - Must maintain 25' building separation
- Matt and Erin Estes – New house and attached garage on Badgerboro Road
 - Motion by bill to accept application with verified proof of title, second by Dave, All in Favor
 - Erin was charged \$60, \$40 for the house, \$20 for accessory structure. Their garage is attached, is not an accessory structure and should only need a \$40 fee
 - Application missing “Agricultural” on zoning district. Added to original
 - Motion to accept as complete by Dave, second by Gary, All in Favor
 - Discussion about details of site sketch, Erin clarified site sketch for planning board
 - Motion by Gary to grant permit, second by Dave, All in Favor
- Andrew Wolf and Diane Pierce – New Mobile Home, Oxbow Road
 - Intent is to demolish existing house
 - New septic permit has been paid
 - Motion by Bill to accept application with verified proof of title, Second by Dave, All in Favor
 - Add “Agricultural” to zoning type on application
 - Motion to accept as complete by Bill, second by Dave, All in Favor
 - Motion to approve as compliant by Dave, second Corey, Discussion to add condition that the existing dwelling be removed before Mobile Home is installed. All in Favor

V. Announcements - none

VI. Reports

- Secretary’s Report (05/25/21)

VII.

Old Business –

- 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
- Travis provided document that appears subdivision will not be required
- Planning board to ask Diane to circulate Findings of Fact documents

VIII. New Business –

- Ask Diane to pull together files for BD Solar to capture conditions of the permit
- Assemble Report of conditions to verify
- Code enforcement to report every 3 months to ensure conditions are met
- HHC Subdivision
Waiting for copy of purchase order or work order to verify illumination and road painting

Mr Fletcher stated the work order for the illumination has been generated by Dollar Tree

Planning board would like report from Travis to update any discussions related to work on the Amended Subdivision Application.

Bill suggested Mr Fletcher gather the information on illumination and street painting and get it to Mr Emery

The ordinance requires the applicant to provide any and all information to prove compliance with Codes and Ordinances

IX. Adjournment – *Motion made by Gary to adjourn—seconded by Dave. All in favor. Meeting adjourned at 7:14 p.m.*

Respectfully Submitted
Corey Dow

NEXT MEETING
06/22/2021

CORRESPONDENCE SINCE LAST MEETING 5/25/21 - HHCenter

5/26: Email from Dave Leavitt re Select Board denial of the Planning Boards approval for town attorney to meet with the HHC attorney to work together for completion of the language to meet the requirements for long term maintenance and Lot Owner's Organization.

Dave requested copy of email be sent to the applicant