

Palmyra Planning Board Meeting Minutes

Date: 07/27/2021

I. Call to order and flag salute – Chairman Gary Beem called the meeting to order at 6 p.m. – flag salute

II. Roll call – Planning Board Members present: Gary Beem, David Leavitt, Maurice Temple, Billy Boulier
Others present: Diane White, Secretary
Selectmen present: Vondell Dunphy, Herbert Bates

III. Correspondence

- Billy – Hometown Healthcare correspondence – *There has been no correspondence since the last meeting.*

IV. Process Land Use Permit Applications

- William Simonelli – Map 1, Lot 33-2A – camp
Maurice asked about the procedure: if title is not established, do they go further. Dave said if no action is taken, he would like to send a list to the owner listing all items needed before issuing the permit. Other members agree to go through the application and have Diane send a list of items/information needed.

Incomplete items:

1. *Proof that the deed has been recorded at the registry of deeds (book, page and date).*
2. *Billy would like clarification of the boundaries. The sketch matches the tax map but not the deed.*
3. *Farmland, Tree Growth, Open Space questions are not answered.*
4. *Is the property in the floodplain? Firm map reference needs to be completed.*
5. *Subsurface wastewater – approval date not indicated (assume this will be N/A)*

Billy questioned the possibility of installing pressurized water. Dave said that a condition to approving the permit could be added stating that he cannot install a pressurized water system. If he wanted to add that in the future, he would have to submit a new application.

Billy wants the applicant to get a letter from the Code Enforcement Officer (CEO) stating that installing a composting toilet is permissible.

Motion made by Billy - determined that the applicant has not proven right to title—no discussion. Seconded by Dave. All in favor. No further action taken.

V. Announcements

Dave had talked to Travis Gould (CEO) and he told him that hours at Palmyra will change—instead of morning hours on Tuesday; he will come in in the afternoon. He will take calls in the morning.

VI. Reports

- Secretary's Report (07/13/2021) – *Motion made by Billy to accept as written—seconded by Gary. Gary, Billy, and Maurice in favor.*

VII. Old Business

- Solar Farm Deliverables Matrix

Accepted as written 8/10/2021

Dave said that there are two items (1 and 2) that are now in violation of the application. He asked that Travis to proceed. He will attend the Select Board meeting tomorrow to make sure that Travis knows he is green lighted to begin. The contact for BD Solar is Bob Cleaves.

Dave made the following suggestions:

- a. Violations in writing*
- b. Itemize nonconformities and cite them*
- c. Give them a period to correct*
- d. List the consequences of not correcting within that period*

Maurice asked if Travis will share information with the Planning Board. Billy would like any correspondence regarding this be copied to the Planning Board. He would like a report every two weeks.

- *List of businesses in town – Diane explained to the Board that Judy had kept a list of applications received. List of business application received by the town since 2011 distributed to the board. Discussion on the meaning on “businesses” and the need to check for businesses that have not applied for a permit. Maurice and Billy asked what will be accomplished. Dave said we have an ordinance and wonders if there are businesses in town without a permit and does anyone care. If anyone cares, he will spend time on this. Dave suggested that the CEO send letters to businesses that have not applied for a permit and ask them to apply. Dave said that the businesses should be “meaningful”—not farm stands, etc.*

Discussion on the definition of “business”. Dave said that they may want to attempt to write a definition of what a business is.

Discussion on the annual renewal for businesses.

Do we want annual renewals? If nobody wants to enforce this, it should go to the town because the citizens voted for it. Billy can’t see any reason for it. Gary said that the list is more than adequate. Dave suggests that the board deal with annual renewal at a later date.

Billy suggested:

- 1. Request that the Select Board direct the CEO to approach businesses not on the list.*
- 2. The Planning Board to define “businesses” for the Town of Palmyra (at a future meeting).*

- *Dave said that the striping by Tractor Supply has been completed, but is hard to see. The stop sign by Tractor Supply has been ripped out, and he thinks that the lot owners association is responsible for repairing/replacing it. If the lot owners association has not been set up, it is the responsibility of the Fletchers. Maurice asked if MDOT would be responsible for the repair/replacement. Billy would like to CEO to check on the size of the letter on the STOP bar—does it meet required size?*

VIII. New Business - none

IX. Adjournment – 7:10 p.m. – motion made by Gary to adjourn—seconded by Billy. All in favor.

*Respectfully Submitted
Diane White*

NEXT MEETING
08/10/2021