

Palmyra Planning Board Meeting Minutes

Date: 08/10/2021

- 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, Corey Dow, Billy Boulier
Others present: Diane White, Secretary
Selectmen present: Vondell Dunphy
- III. Correspondence**
- Billy – Hometown Healthcare correspondence – *no discussion*
 - Billy said that the electrical plans for the solar farm had been emailed to the town on August 4th. At the end of the meeting, Billy requested the Town Office request a full size set.
- IV. Process Land Use Permit Applications**
- William Simonelli – Map 1, Lot 33-2A – camp
 - Billy made a motion—right and interest for the property had been provided. No discussion. All in favor.
 - Missing information (7/27meeting) - 1. note from CEO (about composting toilet); 2. zoning district. 3. book and page. Motion made by Bill—applicant has provided the missing information and the application is complete. All in favor.
 - Compliance - The Code Enforcement Officer clarified that the composting toilet meets the requirements. Condition of approval: he cannot install a pressurized water system without coming before the Planning Board for approval.
 - Motion made by Billy to approve the application with the condition (no pressurized water system installed without Planning Board approval). No discussion. Seconded by Dave. All in favor.
 - Don Hill – Map 10, Lot 2 – shed
 - Motion made by Billy—the applicant has provided proof of right and interest to the property. No Discussion. Seconded by Dave. All in favor.
 - Motion made by Billy—application is complete. No discussion. Seconded by Maurice—all in favor.
 - Motion made by Dave—application is compliant. No discussion. Seconded by Billy. All in favor.
- V. Announcements** - none
- VI. Reports**
- Secretary's Report (07/27/2021) – Motion made by Dave to accept as written—seconded by Gary. Gary, Billy, and Maurice in favor.
- VII. Old Business**
- Solar Farm Deliverables Matrix – attachment #1

Accepted as written 8/24/2021

per Dave - They have complied with item #2 on the matrix (electrical plan). Dave asked if this was sent per a request from Travis (CEO). Diane said that it was. He asked if Travis (CEO) had asked for the new deed—unknown. Diane said that Travis did go to the site. Billy asked about written reports from the Code Enforcement Officer. Discussion on conveying information to Travis and CEO responsibilities. Assumption that it is Priscilla who conveys the information. Dave is sure that the recommendation was made to the Select Board that this be communicated: A. take the items (matrix) one at a time. B. put it in writing; C. list a period to cure. D. consequences of failure to comply. E. send a copy to the town and the Planning Board.

Billy said Dave did the work on the list of conditions for BP Solar—in his opinion, that it is the responsibility of the CEO. He would like to see a report from the CEO. Vondell said that the CEO reports to the Select Board. Billy questioned whether the CEO is following up on conditions that are put on the permits and he would like to see a report if he is following up. Dave said that there is not a good system to follow through.

More discussion on the Solar Farm:

Dave wondered if Travis had given a written notice or verbal (for the conditions on the permit approval). Were they given a notice to cure and consequences if not cured. The Select Board has recommended that the Planning Board not put conditions on the permits because there is not a good system of following through and they can help with that.

Dave said that he does not see any monitoring wells on the electrical drawings. Billy said that the town may be in a position to be sued if the applicant does not monitor the neighbor's well and it is critical that the enforcement is taken seriously by the CEO. Needs to follow up. Vondell suggested that one of the members of the Select Board members be assigned to relay information to the CEO.

Item #1 on the matrix – deed covenants – which were to be reviewed by the Planning Board prior to going to the registry. It has been done by now and the Planning Board has not seen it.

Monitoring wells - they said they would put them in and do annual tests and send letters to the abutters and CEO. CEO can share with the Planning Board.

Maurice asked if the duties of the CEO are listed. Dave said that the duties and authorities of the CEO are outlined in the ordinance. Vondell stated that he was given a list of requirements. He can issue a stop work order.

- *List of businesses in town – Discussion on the definition of “business”. Billy volunteered to look into this. Dave said that there are some businesses that may be operating without a permit. US Cellular and Trundy Real Estate are located in the former Motorsports building. They are not on the list of business that came before the Planning Board and Diane could not find an application in the file. He recommends that the CEO check the records and, if he does not find an application, ask the businesses (lightly) if they have a permit.*

Maurice asked what the pros and cons are in pursuing the businesses. Dave said that is inconsequential—why would any business bother with the Planning Board if they can just build stuff.

Discussion on farmers, farm stands, etc. The board agrees that they will not go after these types of businesses.

Gary asked about a marijuana retail business doing business in an existing building. Dave said that Newport is having a meeting of marijuana establishments and suggested that someone attend.

VIII. New Business

- Clarify responsibility of CEO – *discussed earlier.*

IX. Adjournment – 7:15 p.m. – *motion made by Gary to adjourn—seconded by Billy. All in favor.*

Respectfully Submitted
Diane White

NEXT MEETING
08/24/2021