

PALMYRA PLANNING BOARD MEETING 9/14/21

9/16/2021

HOMETOWN HEALTH CARE AMENDED SUBDIVISION APPLICATION

APPLICATION ACCEPTED AS COMPLETE WITH THE FOLLOWING LIST OF INCOMPLETE ITEMS TO BE COMPLETED PRIOR TO A FINAL DECISION BY THE PLANNING BOARD ON THE APPLICATION MEETING ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

REFERENCES "TOWN OF PALMYRA SUBDIVISION ORDINANCE APPLICATION CHECKLIST"

#	DESCRIPTION OF OPEN ITEMS FOR COMPLETENESS
24	Provide updated construction schedule.
25	DEP Site Location of Development Permit in progress.
50	a) C00-1: Add back the detail for the removal of the existing driveway apron as indicated on the previous version dated 4/27/21. Change solid yellow painted centerline to a double line at the Tractor Supply entrance. Change 12" wide stop bar to 24" at the Tractor Supply entrance.
	b) Overhead illumination to be provided at Fletcher Drive to meet the requirements as listed in the Traffic Movement Permit dated 4/28/21. Applicant to provide verification of compliance.
	c) Applicant to confirm overhead illumination at Tractor Supply drive to comply with the requirements of the Traffic Movement Permit dated 1/16/18.
	d) Fletcher Drive entry to have a double line striping and a 24" stop bar.
52	Revise C20-1 6/8/21 to show at Tractor Supply entrance double line striping and a 24" stop bar.
53	a) C30-1: Detail needed for cross section at the Tractor Supply drive entrance culvert extension (driveway widening).
	b) Applicant to provide document approval of the entrance plans from MaineDOT's Region Engineer & Region Traffic Engineer as described in the Traffic Movement Permit dated 4/28/21.
	c) A1/C50-1: Revise to require geotextile under the gravel base.

COMPLIANCE REVIEW OF THE AMENDED SUBDIVISION APPLICATION HAD THE FOLLOWING CHECKLIST ITEMS OPEN:

#	DESCRIPTION OF OPEN ITEMS FOR COMPLIANCE
24	PERFORMANCE GUARANTEE: Applicant has provided a draft Irrevocable Letter of Credit for review. Applicant to provide a final copy to the Planning Board and when this is received, the Planning Board will submit to the Town attorney for review for compliance with the Subdivision Ordinance.
32	LONG TERM MAINTENANCE: Applicant has provide a draft copy of the Lot Owner's Agreement for review. The Planning Board will submit the draft copy to the Town attorney for review for compliance with the Subdivision Ordinance.

The Planning Board has reviewed the requirement for SECTION 20 compliance and has confirmed this references the same criteria that are addressed in SECTIONS 1-19.