

Palmyra Planning Board
PUBLIC HEARING
Minutes
Subdivision Amendment Application submitted by Hometown Health
Center for Friendly Acres Subdivision

Date: 10/04/2021
6:00 p.m.
Palmyra Community Center
4 Madawaska Road, Palmyra

I. Call to order and flag salute – *Public Hearing called to order by Chairman Been at 6:00 p.m. – flag salute*

II. Roll call – *Gary Beem, Dave Leavitt, Billy Boulter, Corey Dow
Diane White, Secretary
Selectmen Present: Vondell Dunphy, Herbert Bates
Others present: Ken and Mary Ellen Fletcher, Dana Hartford
Tom Emery, Robin Winslow (Hometown Health Center Representatives)*

III. Selection of Planning Board Member as Presiding Officer – *Dave made a motion that Bill preside at the meeting—seconded by Corey. All in favor.*

The public hearing was called to order by Bill. He determined that there is a quorum for conducting business.

He explained that the purpose is to allow the public a chance to comment on the application for an amended subdivision for Friendly Acres Subdivision as submitted by Hometown Health Center.

Two motions on the floor:

The Planning Board has jurisdiction over the subdivision application based upon the Town of Palmyra Subdivision Ordinance adopted March 14, 2020. Moved by Dave and seconded by Corey. All in Favor.

The applicant has the right to appear before the Planning Board to submit the amended subdivision application. Moved by Dave—seconded by Corey. All in favor.

Billy explained that the public hearing will be conducted as follows:

- Our public hearing rules asks us to read all correspondence and reports received, but since that would take us most all of the rest of the evening, I will give an overview of the amended subdivision application to date.*
- If any members of the public would like to see the results of any Planning Board meetings (for the application), they can contact the town office for copies of specific minutes.*
- The applicant presents the application (without interruption). After the applicant's presentation, the Planning Board members or the public can ask questions of the applicant and the applicant can ask questions (through the Chair).*

- *Public witnesses – will be asked for names and residence address. If they represent a business, business name will be needed and interest in the hearing.*
- *Any objection to Bill’s ruling regarding any evidence or procedures must be made during the course of the meeting.*

IV. Opening Statement by the Presiding Officer

- *Subdivision application. This is a 13 page document checklist that was given to the applicant to help them with the submission of the proper information.*
- *The Planning Board is responsible for two votes: 1. Vote on the completeness of the application; 2. Vote on compliance of the application.*
- *On August 11, 2020, the applicant did a pre-application submission to the Planning Board.*

2021

- *January 11 – Hometown Health Center sent in their application.*
- *January 26 - First Planning Board meeting for the application.*
- *January 28 – Traffic Movement Permit Application scoping meeting was held.*
- *February 9 – Applicant submitted the DEP Site Location Permit Application (copy given to the Planning Board).*
- *March 30 – Applicant submitted information for full review.*
- *April 13 – First meeting for completeness.*
- *April 16 – Planning Board sent a list of incomplete items to the applicant.*
- *April 27 – Applicant responded to that list.*
- *April 28 - Applicant did receive the Traffic Movement Permit from the State.*
- *May 4 – Applicant provided updated incomplete information.*
- *May 11 – Planning Board Meeting: deal with additional completeness items.*
- *May 14 – Sent a list of remaining incomplete items to the applicant.*
- *August 31 – The applicant submitted additional information for incomplete items. The Planning Board has not yet addressed. Submission to be reviewed the second meeting in October.*
- *September 14 – Planning Board reviewed the applicant’s information and determined that the application was complete, with a list on five incomplete items to be done before final approval.*

For compliance there were two outstanding items. This qualified the applicant to have this public hearing.

Floor turned over to the applicant

V. Opening Statement by the Applicant

Robin Winslow, CEO of Hometown Health Center presented:

They are a federally qualified health center and a non-profit organization. Current facilities are in Newport, Dexter and a school based center at RSU 19.

Their mission is to provide compassionate, comprehensive, affordable, and assessable health care for all ages, regardless of economic status. They offer a sliding scale program which covers all services. They provide medical, dental, medical assisted therapy for opioid addiction as well as care management, and transportation services.

The goal for the new facility is to house their healthcare services, wellness center, and administrative offices. The facility will allow expansion of services including a teaching

kitchen, food cupboard, gym, walking trails, classrooms, community garden, and social gatherings.

The goal is to purchase two pieces of land, and move forward with the project as soon as possible.

Mr. Emery said that the client would like to receive conditional approval so that they can move forward with the site plan review application as soon as possible.

He asked for clarification in terms of coordination on couple of the outstanding items (legal issues involving lawyers). Who is going to contact the Board of Selectmen to initiate this process? Billy explained that the purpose of this meeting is a public hearing and this can be brought up at the next Planning Board meeting.

Mr. Emery explained that Hometown Health Center has a purchase and sales agreement on two lots (73 & 74). The lots are part of an existing subdivision and they have to apply for and receive an amended subdivision permit which includes some stipulations from prior MDOT Traffic Movement Permits. With the last approval for Tractor Supply, DOT requires that a connector road be completed from Tractor Supply over to Fletcher Drive. This is part of the subdivision process. The State of Maine is also requiring that they widen the intersection at Tractor Supply and Route 2 for smoother access for large trailer trucks. They are also being asked to install an area light for illumination of the Fletcher Drive/Route 2 Intersection. There will also be new striping and stop signs at Fletcher Drive. Part of the amended subdivision is to merge lots 73 and 74 into a single lot. The reason is that if they are not merged, the lot line will go through the building. When they get through this, they will come back with the site plan review application.

VI. Public Comments/Questions

Billy asked for questions or statements. Herbert Bates asked if they will be doing methadone treatment. Robin Winslow told him they were not.

VII. Adjournment – 6:15 Meeting closed

Respectfully Submitted
Diane White