

HOMETOWN HEALTH CENTER CORRESPONDENCE SINCE LAST MEETING 9/28/21

9/30/21 Email from applicant requesting update for the status of select board authorizing HHC counsel to contact the town's attorney.

9/30/21 My response that the Chairman of the Select Board would need to clarify or another member authorized by him. I sent cc of this e-mail to the Select Board.

9/30/21 Applicant sent email thanking for the follow up.

10/5/21 Email from the applicant – confirming that the Planning Board agreed after the public hearing that HHC could proceed with the Commercial Application. They will not be able to provide all the required documents by Oct. 12th and will verify the date later.

10/5/21 I confirmed in email that the forms they have for the Commercial Application are the latest revisions.

10/5/21 Applicant requesting clarity on how they were to proceed with the coordination with the Town Select Board and Town Attorney to reach consensus on the language/terms for the Lot Owner's/Maintenance Agreement and Performance Guarantee. They are not clear if it was their responsibility to handle directly. [The applicant also copied members of the Select Board].

10/5/21 I sent email to Select Board members and specifically Chairman Barrows relating the applicants request on the decision the Select Board has made for the use of the Town Attorney.

10/6/21 Applicant responded to the above email with thanks for quick follow up.



RECEIVED
SEP 27 REC'D
BY:

Received
by email
9/24/2021

LOC included

September 24, 2021

Gary Beem, Planning Board Chair
c/o Diane White, Planning Board Secretary
Palmyra Town Office
P.O. Box 6
4 Madawaska Rd.
Palmyra, ME 04965

Re: Hometown Health Center
Amended Subdivision Application – Conformance Items follow up
Planning Board Meeting October 4, 2021
Lots 73 and 74
Route 2, Palmyra, ME
Project No. 20330

Dear Mr. Beem:

On behalf of our client, Sebasticook Family Doctors d/b/a Hometown Health Center (HHC), we are pleased to submit the outstanding conformance items identified by the planning board at the September 14, 2021 Completeness Meeting summarized in Billy Boulier's summary dated September 16, 2021.

The Completeness Items include the following: #24 (construction schedule), #25 (DEP SLODA), #32 (Maintenance Agreement), #50 (misc. plan revisions, OH illumination, striping), #52 (C20-1 striping), and #53 (MDOT TMP follow up).

Table 1. Completeness/ Conformance Items reference summary from 9/14/2021 planning board meeting and included in Billy Boulier table dated 9/16/2021.	
Description Open Items for Completeness	
24	Provide updated construction schedule
25	DEP Site Location 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 centerline to 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 requirements of Traffic Movement Permit dated 1/6/2018. d) Fletcher Drive entry to have double line striping and 24" stop bar.

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52	Revise C20-1 6/8/21 to show Tractor Supply Drive entrance with to double line centerline striping and a 24" wide stop bar.
53	a) C30-1: Detail provide detail for cross section at Tractor supply Drive entrance culvert extension (driveway widening). b) Applicant to provide document approval of entrance plans from MDOT's regional engineer & regional traffic engineer as described in the TMP dated 4/28/21. c) Drawing C50-1, Detail A-1: Revise to require geotextile under gravel base.
Description 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. When received, the planning board will submit to town attorney for review for compliance with the Subdivision Ordinance.
32	LONG TERM MAINTENANCE: Applicant has provided a draft COPY OF THE Lot Owners' Agreement for review. The planning board will submit to town attorney for review for compliance with the Subdivision Ordinance.

Note following Conformance/Compliance table: The Planning Board has reviewed for Section 20 compliance and has confirmed that this references the same criteria that are addressed in Section 1-19.

Response to Conformance/Compliance Items provided above:

#24 Provide Updated Construction Schedule:

Response

The construction schedule has been modified as follows:

June-July 2022 Connector Road: Site preparation, subbase and base course gravel. Base pavement.

August - September 2022 Tractor Supply Drive: Road widening, re-striping and utility installation.

August-September 2023 Connector Road: Final Paving and Striping.

#25 DEP SLODA Application:

Response

The Applicant has provided DEP with responses to their requests for an additional test pit (information submitted for 9/14/2021 planning board meeting, and for Water Quality Plan Drawing C13-1).

#50 DEP Maine DOT TMP Conditions:

Response

a) C00-1 has been revised to show the detail for the removal of the existing driveway apron.

b) Overhead Illumination at Fletcher Drive. Ken Fletcher has confirmed that he has retained both an engineer and an electrical contractor to complete the striping and area lighting at Fletcher Drive and Rte. 2. A copy of Mr. Fletcher's email of 9/17/2021 is attached.

c) Overhead Illumination at Tractor Supply Drive. Ken Fletcher has confirmed that he has retained a consultant to provide the light levels for the existing area lighting at Tractor Supply Drive and Rte. 2. A copy of Mr. Fletcher's email of 9/17/2021 is attached.

d) Centerline and stop bar striping at Fletcher Drive and Rte. 2. Mr. Fletcher has provided images dated Aug. 23, 2021 showing the double yellow center line striping, stop bar and stop sign. It appears that the stop bar was painted at 12" wide. It may need to be widened to 24" to meet the request. Our