

HOMETOWN HEALTH CENTER CORRESPONDENCE SINCE PB MEETING 10/26/21

10/27/21 Town office sent copy to the applicant of the Timothy Pease email of 10/15/21 re the Irrevocable Letter of Credit.

10/27/21 Town office sent copy of the minutes of our 10/12/21 meeting to the applicant.

10/28/21 Town office sent the list of open completeness items and open items for compliance to the applicant.

10/28/21 Town office sent to the applicant my email of 10/27/21 with my review of three specific items from the applicant's DEP SITE PERMIT.

11/8/21 Town office received e-mail from the applicant with files for the Commercial Development Application.

11/9/21 - Received documents for
Commercial Development Application.

PLANNING BOARD APPLICANT'S PERMITS WITH CONDITIONS

8/18/21

DATE	APPLICANT	CONDITION	ACTION
1/22/20	COLLAMORE	Return by the 29th with formal plans for the garage and barn to include cross section and foundation details for the buildings.	
10/13/20	BOWRING	Revise SITE PLAN with abutters listed. Dimensions and orientation on the SITE PLAN. Layout of the septic system on the Site Plan. All utilities hooked up before moving in.	
10/27/20	MERRILL	The well to be located 100' from the septic.	
11/24/20	NORRIS	Applicant to give a copy of the plan with surveyor's seal is recorded in the Registry of Deeds.	
	TOZIER	Applicant get a note from the CEO stating that he has approved the use of the well and septic tank in their existing location.	
	BD SOLAR	APPROVAL NOTES ON C102 R8 11/19/2020: #1: Owner will provide a draft of all new proposed deed covenants prior to the start of construction for the Palmyra Select Board and Planning Board approval prior to being recorded at the registry of deeds. #2: No herbicide use is allowed to control vegetation. #3: No pesticide use is allowed to control pests. #4: The proposed solar project will confirm to applicable industry standards per the town of Palmyra Commercial Development Ordinance Article 9 Section 6.A.1. #5: The owner will provide the town a detailed electrical schematic for the project prior to construction. #6: The owner will provide electrical training and training on system access and shutdown prior to system start up. #7: The owner will provide a knox box on all access gates in the fence for emergency access. #8: Prior to changes in ownership, the existing solar farm owner will: a) Notify the Town of who the new solar farm owner is. b) Notify the Town of the name and contact information for the individual(s) responsible for public inquires (throughout the life of the project.) c) Notify the Town of the name and contact information of the new company or individual responsible for the annual de-commissioning updates. #9: The owner of the project must provide an updated decommissioning cost estimate annually to the Town by December 31 following start of operations. #10: No chemical washes, solvents, or cleaners will be used to clean the solar panels. Only rainwater or potable water/drinking water use for cleaning is permitted. #11: The owner will measure noise levels from the project in accordance with the town of Palmyra Commercial Development Review Ordinance Article 8 Section 7.B. following project start up. If the noise standards are not met, measures must be taken by the owner to meet the required decibel level. Test results shall be provided to the Palmyra Code Enforcement Officer and abutting property owners.	

Attachment 2

		#12: The proposed project will confirm to all applicable requirements of the Commercial Development Review Ordinance, the Shore-land Zoning Ordinance, and all other ordinances.	
		#13: The owner will immediately fund the decommissioning account following approval of the Pledge and Disbursement Agreement by the Palmyra Select Board.	
		#14: The owner shall provide results of the annual groundwater monitoring to the Town in accordance with the Groundwater Monitoring Program approved by the Planning Board.	
		C102 R8 LANDSCAPE BUFFER	
		a) CEO to insure landscape buffer has been installed per the plan.	
		b) Owner shall be responsible for maintenance of the buffer planting, and shall replace deceased plant material within one growing season.	
		Groundwater Monitoring Program (GMP)- Revised 11/19/20:	
		a) Sample all private wells with property abutting the project.	
		b) CES to contact property owners to seek permission to undertake a groundwater survey.	
		c) The above will be done prior to construction on site.	
		d) Samples tested for the chemicals as listed in the GMP.	
		e) HT-SAEE PC sheet chemicals is based upon the HT78-18X solar panel. If the owner changes the panel, a new list for HT-SAEE chemicals will be provided for analysis.	
		f) Three bedrock monitoring wells will be installed prior to construction activities.	
		g) If a complaint arises from a well owner, the well will be re-sampled. If the well has been impacted, a contingency plan will be designed and implemented.	
		h) Sampling of all wells will also be taken at the completion of construction.	
		i) After each sampling event, the results will be reported to the well owner. The data will be compiled in spreadsheets and sent annually to Town of Palmyra.	
		DRIVEWAY/ENTRANCE PERMIT 4/14/20	
		a) Remove sod and grass from existing access, and radii and re-gravel.	
		b) Remove old farm access 125 feet to the east of proposed access and restore ditch line.	
		c) A "Truck Entering Sign" must be installed 600 feet to the west of proposed for east bound traffic. On a single delineator (Black or Yellow) for the length of construction then removed.	
		DEP DEPARTMENT ORDER 5/8/20:	
		a) 10A2: The applicant is responsible for the maintenance of all common facilities including the stormwater management system.	
		b) 10B: The meadow stormwater buffers will be protected from alteration through the execution of a deed restriction. Applicant must submit a draft deed restriction that meets Department standards.	
		c) 14: All construction and demolition debris generated will be disposed of at Juniper Ridge Landfill.	
		d) 16B: The wetland areas near panels will be mowed annually or	

		bi-annually to minimize shading of the solar panels, however, those areas will continue to function as wetlands.	
		e) CONDITION 1: The Standard Conditions of Approval (copy attached to DEP Permit).	
		f) CONDITION 2: In addition to any specific control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.	
		g) CONDITION 3: The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.	
		h) CONDITION 4: The applicant shall execute and record all deed restrictions within 60 day of the date of this Order. The applicant shall submit a copy of the recorded deed restrictions to the Bureau of Land Resources within 60 days of its recording.	
		i) CONDITION 5: The area under the solar panels shall not be mowed more than two times per year.	
		j) CONDITION 6: As-built plans shall be submitted to the Department for review within 60 days of project completion.	
		k) CONDITION 7: At the time of decommissioning, the applicant shall submit a plan for continued beneficial use of any components proposed to be left on-site to the Department for review and approval.	
		l) CONDITION 8: Proof of financial assurance for decommissioning shall be submitted to the Department for review and approval prior to the start of construction.	
		m) CONDITION 9: Every five years after the start of construction, updated proof of acceptable financial assurance for decommissioning shall be submitted to the Department for review and approval.	
12/22/20	ZOOK	All residential setbacks must be met - since building on skids	
2/9/21	BROWN	Provide floor plan for new house and garage w/ cross sections. Provide date of subsurface wastewater permit.	
4/27/21	COOKSON	Replacement home be no closer to the road than the existing structure.	
5/11/21	CHADBOURNE	Applicant must comply with 15Q.1 of the Shoreland Zoning Ordinance - written soil erosion and sedimentation control plan	
5/25/21	SINCLAIR	Confirm from CEO if a plumbing permit is needed. Confirm front setback	
6/8/21	SPRAGGINS	Town to research if the T shaped building in the SITE PLAN received a permit for the single slope addition that fills in the back corner Town to research if the Existing building shown on the SITE PLAN that is next to the proposed building has received a permit CONDITION: correct names of abutters since they vary from the site sketch to the tax map	

		CONDITION: must maintain 25' building separation	
	WOLF/PIERCE	Existing dwelling to be removed before mobile home is installed.	
8/10/21	SIMONELLI	No pressurized water system to be installed without PB approval	