

Palmyra Planning Board Meeting Minutes

Date: 9/24/2024

I. **Call to order and flag salute** - *The meeting was called to order by the Chair at 6:00 p.m.—flag salute*

II. **Roll call**

Planning Board Members present: Chair David Leavitt, Katie Burrill, Alternate member Gail Jones (voting member due to lack of quorum), Michael LePage (Alternate)

Select Board members: Vondell Dunphy, Herbert Bates

Diane White, Secretary

Others present: Hattie Spaulding, Kyle Halford (joined the meeting at 6:55)

III. **Correspondence** - *none*

IV. **Process Land Use Permit Application**

Dave reviewed a subdivision application that was submitted for at the October 8th meeting. He said that this will be a straightforward application. Next meeting will be with the applicant; meeting after that will be the public hearing. He discussed this with Travis Gould (CEO). Travis advised him to check to see if it is in a deer habitat or shoreland zoning. The subdivision will be on existing roads.

Application and process reviewed

- *Diane will get a copy of the U.S.G.S. topographic map.*
- *Katie will find a copy of the County Soil Survey.*
- *Mike does not think that a site visit is necessary—other members agree.*
- *Fees have not been paid.*

Ordinance checklist reviewed. Items that need action:

1 - Full scale prints needed.

3- Six 11 x 17 copies needed for the board.

7- Topographic map should show natural features

#14- Space on the plan for conditions needed

#15- Signature block needed

#22- County Soil survey should show soil information

#73 & 74- Confirm that the subdivision conforms to other town ordinances and state

#98- Is the property in tree growth? Diane will check.

Gail questioned the name on the deed (Northern Somerset Conservation & Timberlands, LLC). Is this Mr. Quinn's company? To be verified.

Discussion on the need for perc tests and well locations. Agreed that perc test not needed until an application is submitted for a building permit.

V. **Announcements** - *none*

VI. Reports

- a) Secretary's Report (8/13/2024) – *Motion made by Gail and second by Dave to approve. Passed 3-0.*
- b) CEO Report – *Plan amended to include above ground for power (attached). Nothing yet submitted for the water house.*

VII. Old Business

- a) Zoning Ordinance proposed revisions – *No discussion. Subdivision application will be reviewed at the next meeting, so Zoning Ordinance will not be reviewed.*

VIII. New Business - none

IX. Adjournment – 7:14 Motion to adjourn - passed 3-0.

*Respectfully Submitted
Diane White*

NEXT MEETING – 10/8/2024