

Palmyra Planning Board Public Hearing Minutes

Date: 11/12/2024

Public Hearing – Colin Quinn (Palmyra Heights Subdivision) – Subdivision application

Present:

Planning Board Members: Chair David Leavitt, Corey Dow, Katie Burrill, Michael LePage (alternate), Gail Jones (alternate)

Select Board members: Vondell Dunphy, Herbert Bates, David Gilbert

Diane White, Secretary

Others present: Colin Quinn (applicant), Hattie and Charlie Spaulding, Kyle Halford, Peggy Dwyer (for Canare), Lou and Vira Irish, Dale Call, Lester Shaw, Jeff Carmichael, Amanda Collamore

Questions from the public:

- *Amanda Collamore asked how many lots would be developed and for what. Mr. Quinn explained that it will be 3 lots for residential housing (one living structure per lot). He will keep the original lot and does not plan to develop it.*
- *Lester Shaw asked him to clarify which lot he will develop. Mr. Quinn explained that it is on the corner of the Gee and Wyman roads.*

Dave asked if there were any other questions from the public, applicant, or the board. There were no further questions and the hearing was closed at 6:10 p.m.

Palmyra Planning Board Meeting Minutes

Date: 11/12/2024

I. **Call to order and flag salute** - *The meeting was called to order by the Chair at 6:10 p.m.—flag salute*

II. **Roll call**

Planning Board Members present: Chair David Leavitt, Corey Dow, Katie Burrill, Michael LePage (alternate), Gail Jones (alternate)

Select Board members: Vondell Dunphy, Herbert Bates, David Gilbert

Diane White, Secretary

Others present: Colin Quinn (applicant), Hattie and Charlie Spaulding, Kyle Halford, Peggy Dwyer (for Canare), Lou and Vira Irish, Dale Call, Lester Shaw, Jeff Carmichael, Amanda Collamore

III. **Correspondence** - *Dave stated that there is a ZOOM training (Planning Board) available on December 10th if anyone wants to attend.*

IV. **Process Land Use Permit Application**

a) Subdivision Application – Colin Quinn

Letter from Corinne Knapp distributed by Mr. Quinn (letter attached). The letter addresses the wetland issue. Katie said that the letter is addressing the suitability of the soil for a septic system. Since the area of the wetland is mostly in the ditch and within the 75 foot front setback, there should not be any issues. Dave asked the other members if the CEO should advise on this. Corey asked if this would cause a significant delay for the project if we wait for the CEO's input (the CEO is not present). Board agrees to not wait, but a condition to not build in a wetland area will be put on the approved plan.

Dave asked about a change in the plan to accommodate a neighbor. Vira Irish and Mr. Quinn had come to an agreement—he will sign over a piece of land to accommodate her septic and well (at no cost) but she has to pay for the surveyor and the pins. This change does not affect the three lots and is not part of the subdivision. Members agree a revised plan is not needed since it does not affect the 3 subdivided lots.

Motion made by Dave that the application is complete—2nd by Corey. Passed 4-0.

Motion by Dave that the application is compliant—second. Passed 4-0.

Findings of Fact and plan signed by the Board. Dave explained that Mr. Quinn should record the signed plan at the registry of deeds. One condition put on the plan: no construction in wetlands. Diane will mail the findings of fact and approved permit to Mr. Quinn.

Names on the plan reversed for Day and Carmichael. No correction required.

b) **CMP Subdivision – Kyle Halford**

Peggy Dwyer explained that CMP sold a portion of a lot in a subdivision without approval of the Planning Board. She asked what is needed to correct this. CEO and KVCOG are not present to advise. David said that they could ask a lawyer to help and ask the applicant to pay the lawyers fee. Peggy was advised to fill out an application and submit it to the Planning Board. There is a house on the lot, and setback requirements are met. Peggy will fill out an application and come back at a later date.

V. Announcements -

Travis Gould (CEO) told Dave that Andre Poulin (subdivider) will be coming back for permits to build more housing units. Dave said that when he does this, he should be required to meet the front setbacks.

VI. Reports

- a) Secretary's Report (10/22/2024) – *Motion made by Dave and second by Corey to approve. Passed 4-0.*
- b) CEO Report – *no report*

VII. Old Business

- a) Zoning Ordinance proposed revisions – *no discussion.*

VIII. New Business

Motion made and second to cancel the December 24th meeting. Passed 4-0.

IX. Adjournment – 7:10 p.m. Motion to adjourn - passed 4-0.

*Respectfully Submitted
Diane White*

NEXT MEETING – 11/26/2024