

Palmyra Planning Board Meeting Minutes

Date: 5/13/2025

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, Vice Chair Corey Dow, Katie Burrill, Gail Jones, Michael LePage (alternate)

Travis Gould, Code Enforcement Officer (CEO)

Select Board members: Herb Bates, Charlie Fields

Diane White, Secretary

Others present: Vondell Dunphy, Hattie Spaulding

Aimee Young (Plymouth Engineering), Andre and Terry Poulin

III. **Correspondence** – none

IV. **Process Land Use Permit Application**

a) Joshua Johnson – adding a storage container

Dave reviewed: This is the fourth application submitted for the bottle redemption business to add a storage trailer. Dave asked if the container would be 75' from the center of Route 2. Motion made by Dave that the application is complete with condition to add 75' setback on the plan (before the box goes in) second by Gail—passed 5-0. Motion by Dave that the application is compliant with the same condition. Second by Corey. Passed.

Travis suggested putting the 75' setback from the road on the plan now. Ami added the 75' setback to the drawing. Permit was signed by the Planning Board.

b) Poulin Springs Subdivision – Phase 2

Note: The following is an abstract of the Board's deliberations and interactions with the applicant, CEO and other present. No votes were taken on completeness pending receipt of a revised application(s).

Dave reviewed:

Pg 1 - The fee has not been paid (\$1,000). Members agree to continue with the review. Not compliant. He will be in to pay the fee.

Pg 2 - No signature (this was immediately added, signed and dated by Mr. Poulin)

Checklist:

1. mylar to follow
2. complete (scales)
3. complete (copies)
4. 5 plans including 2 C2's – Aimee said there should not be 2 C2's. She will renumber.
5. complete (boundary outlines)
6. complete – existing poles and wells are on the plan.

Dave had a question about the utility poles. Andre said that he pays CMP to install. CMP easement completed. Copy of CMP easement to be submitted. See checklist item 10.

Mike asked if the wells are on the plan. He requested that labels for three wells be added and to show the location of the underground pipes that go from the well to the pump house and from the pump house to the buildings. This can be a separate drawing. The applicant is to produce a separate drawing showing underground utilities. See checklist item 11.

Mike asked if this is a revision to phase 1 or a separate package. He said that if it is separate, there is no way to connect it to the original phase. If this is presented as a separate submission, reference to phase 1 is needed. Dave suggested a note on each drawing to reference phase 1.

7. complete (location of topographical and natural features)
8. N/A
9. complete (location map)
10. incomplete (CMP easement needed)
11. complete (street detail)
12. incomplete (location of water supply) - Aimee said that there may be another well—waiting for Corinne Knapp to complete the plan. Not complete pending more information to be added to the plan about an additional well plus the location of the septic system and water utilities. See also no. 11.
13. N/A
14. complete (space on plan for conditions)
15. complete (signature block)
16. incomplete (quality and quantity of water supply)—proposed well location is being established. Dave asked for documentation regarding gallons per minute of each existing well. Katie had checked a state website. The website listed gallons per minute for each well (1.4, 1.25, 1.9). The application states the gallons per minute is 5 gallons each well. Existing water storage tank is 1000 gallons. Each well is approximately 700 feet deep. Dave asked that the gallons per minutes for each well be changed to show that 5 gallons is the approximate total for all three wells.
17. incomplete - pending new appendix “C” (page 24) showing the septic system for phase 2 (not just phase 1).
18. open pending receipt of DEP Permit. This will be a condition on the permit.
19. complete (topo) (drawing ex)
20. complete (landscape or scenic preservation plan).
21. complete (erosion control plan)
22. complete (soils)
23. complete (critical areas)
24. incomplete (construction schedule) – construction is through 2028. Andre said that the cost for 9 units will be 4 million dollars. Dave asked that this be put in writing.
25. incomplete draft pending conditions:
 - a. Item 18 – applicant to provide a copy of approved DEP Stormwater Permit prior to starting phase 2 building construction.
 - b. Item 44 - applicant to provide a copy of approved DHHS Drinking Water Permit prior to starting phase 2 building construction.
 - c. Item 73 – applicant cannot sell individual lots or dwelling units at any point in the future. If sold, the subdivision must be sold in its entirety to a single entity.
26. open – (other exhibits or data)- to be closed when complete.
27. complete (performance guarantee) – will not request performance guarantee—the road will be built according to subdivision road ordinance.
28. – 31. N/A
32. complete - (long term maintenance)
33. – 34. open (escrow fees) – The Planning Board can bring in subject matter experts if needed. Dave stated that the hydrologist letter is for phase 1. He would like it to include phase 2. The ordinance says that a letter from a hydrologist or a well driller is required, but a letter from a hydrologist is more persuasive.
35. open - (undue water or air pollution)
36. open – (sufficient water supply) hydrologist and well driller report references phase 1 only. Dave asked that they add language to include phase 1 and 2.
37. open – (water supply will not cause an unreasonable burden on an existing water supply). Sentence needed in the hydrologist report stating that the project will not

- cause an unreasonable burden on the existing water supply. Applicant stated that he believes this is impossible. Dave stated that it is an ordinance requirement.
38. Travis recommends a site evaluator design the system. Dave said that he is comfortable with the CEO's recommendation (deviates from the ordinance). CEO also noted that the State of Maine language on shared or community subsurface wastewater disposal systems allows for this option. Members agree.
 39. N/A
 40. N/A
 41. open (well construction to prevent infiltration). Need new well(s) proposed location(s).
 42. open (water supply) pending receipt of hydrologist/well drillers reports.
 43. N/A
 44. open. Condition of the permit pending permits from DEP and DHHS for stormwater and public drinking water. See also item 25 where the draft conditions are itemized.
 45. open – requires 46 – 49 to be completed.
 - 46 – 47. complete (soil erosion)
 48. open - Aimee will update the drawing to show erosion control for phase 2.
 49. complete (earth moving)
 50. open (road congestion) – requires 51 – 58 to be completed.
 51. open - Dave said that he does not see the requirement for a signed statement from a professional engineer in the ordinance. Mike and Ami noted that the plan will be stamped by a professional engineer (which all agreed would suffice).
 52. open – change 18 units to 15 (typo)
 53. open - Dave requested the addition of a statement to say that the roads will comply with the subdivision road standards ordinance.
 54. complete (construction of roads)
 55. N/A
 - 56 & 57 complete (lot access)
 58. N/A
 59. open - (adequate sewage waste disposal) requires 60-62 to be completed.
 60. N/A
 61. open – (site suitability for subsurface wastewater disposal) – pending receipt from Corinne Knapp (state licensed site evaluator).
 62. N/A
 63. open – requires 64 & 65 to be completed
 64. open (solid waste)– revise language to include the other six buildings and revise 18 units to 15 units.
 65. open – correct typographical error
 - 66 – 71. complete - (impact on scenic or critical areas)
 72. open – requires 73 & 74 to be complete
 73. Dave interprets the chart in the Zoning Ordinance to require the size of the lots to be 1 acre per structure. Other board members and Travis agree.
 74. complete – (conforms to the town ordinance and state/federal rules)
 - 75 – 77. complete – (financial and technical capacity)
 - 78 – 80. complete (wetland)
 81. N/A
 82. N/A - not applicable because it is not a mapped aquifer per Michael.
 - 83 & 84. complete - (wetlands)
 - 85 – 87. complete – (farmland)
 89. complete (water bodies)
 - 90 – 94. open - (stormwater management) pending receipt of the plan
 - 95 – 97. complete-
 98. N/A

99 – 101. Complete – (fire protection) - signed copy revised pg. 46 supplied by Aimee at the meeting.

Items needed:

1. DEP Stormwater permit
2. DHHS drinking water permit
3. Travis requested clarity that the units will not be sold individually.

Dave would like to have a more complete application before scheduling a public hearing. Aimee will make the corrections and resubmit the application.

Discussion on the water supply. Pat White (abutter) said that he has lost water several times last winter and when the applicant started drilling the wells, his water was muddy.

Pat's questions:

What are the depths of the current well pumps?

What happens if the new water demand of the development affects capacity of his well once the development is complete and occupied?

V. Announcements

- a) RSU 19 District Budget Meeting – May 20th
- b) RSU 19 District Referendum Election - June 10th

VI. Reports

- a) Secretary's Report (4/22/2025)–*Motion made by Katie to accept as written and seconded by Gail. Passed*
- b) CEO Report
 - 10 plumbing permits issued
 - 14 building permits issued
 - Permit issued for Fogg Brook Resort to replace a deck
 - Richard Jackson is the new contact for BD Solar and he will get back to Travis about the screening and the trees. Status of 2024 demolition cost estimate not discussed.
- c) Select Board Meeting Minutes (4/9/2025) - submitted

VII. Old Business

- a) Zoning Ordinance revisions review – *to be reviewed with KVCOG*
- b) Cluster Housing – *Select Board has not offered guidance.*
- c) Ell Hill Junkyard permits/correspondence – *there has been a little progress*
- d) Solar Farm – update (trees, decommissioning estimate, water test) – *discussed earlier*
- e) Back lots/Flag lots – road frontage requirement – *Diane asked for clarity on road frontage needed for a back lot. Travis to address.*
- f) Commercial Renovations – *application required per the Zoning Ordinance for commercial renovations. Travis will review the Walmart application.*
- g) Nonresidential Land Use Ordinance replacement page (23) – *typographical error corrected and corrected pages distributed.*

VIII. New Business

IX. Adjournment -*Motion to adjourn made and passed.*

Respectfully Submitted
Diane White

NEXT MEETING – 5/27/2025