

Palmyra Planning Board Meeting Minutes

Date: 7/25/2023

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 Dave Leavitt, Vice Chair Corey Dow, Katie Burrill
Alternate, Michael LePage*

Select Board Members: Vondell Dunphy, Herbert Bates

Diane White, Secretary

Others present: John Merry

III. Correspondence

Diane received a call regarding a window tinting business that is considering moving into the former All Time Towing building on the Oxbow Road. Since it is a different type of business, the members agree that they should go through the application process. If it is the same type of business, an application will not be necessary.

Message from Billy Boulier regarding the Poulin Subdivision: Dave stated that he is not inclined to revisit this since the application has already been approved.

IV. Process Land Use Permit Application

- a) A-Team Development – Newport Self-Storage
Sign Application

Representatives not present. The building application approval is pending the DEP permit. Dave suggested that the sign application be reviewed so that it will be ready when the building application is complete.

- *Motion made by Corey that the sign application for A-Team is complete—second by Dave. Passed 3-0.*
- *Motion made by Corey that the application is compliant—second by Dave. Passed 3-0.*
- *The sign application was approved and the permit was signed by the Board.*
- *When they come in with the DEP Permit, the approved sign permit will be given to them.*

- b) John Merry – Home Business Application

John would like to make and sell cast bullets. These bullets will be sold online only. He was told by the ATF office in Portland that he needs to check with the town to see if there is a code or ordinance that would prohibit this type of business.

- *Federal law requires an FLL6 to sell ammunition components. He called DEP and spoke with several people. He is waiting to schedule a phone chat with someone from DEP.*
- *John stated that there is little waste in this business.*
- *The business would be located in an accessory structure on his property.*

- *Per the ATF office, he will need an LLC. Since there is a cost for this, he wants to check with the town before applying for an LLC.*
- *Dave reviewed the conditions (for home occupation) that must be complied with: The only one in question is regarding the storage of hazardous material and leachable material (if more than the normal use). Lead is a hazardous material and leachable. Dave said that the Planning Board could reject the application based on this condition and the applicant could go to the Board of Appeals.*
- *The Planning Board could approve with the condition that any and all state and federal permits be obtained and complied with.*
- *John suggested that someone call the Town of Philips and talk to the CEO. There was a similar business in that town.*
- *Corey questioned the fumes. John said that the building is ventilated, and his nearest neighbor is over 500 feet away.*
- *All of the members of the board agree that if John gets approval from the EPA/DEP and any other governmental agencies, they would be in favor of approval.*
- *Katie questioned whether this would be manufacturing. Board agrees that this is a small commercial business and not manufacturing.*
- *Motion made by Dave to take no action on Mr. Merry's application pending receipt of supplemental information. Second by Corey. Passed 3-0*
- *Dave told John that if he adds employees or if he expands, he will need to submit a commercial application.*

V. Announcements

- a) Meeting with Joel Greenwood of KVCOG – August 22
 - *Dave stated that he would like to get the proposed ordinance changes on the March Town Meeting Warrant.*
 - *Ask KVCOG if there is anything else in the ordinances that should be changed.*
 - *CEO input needed for the Shoreland Zoning Ordinance.*
 - *The Town will need revised maps.*
 - *The Turners (and other landowners around Nokomis Pond) to be told in advance of any meetings regarding the Shoreland Zoning Ordinance.*

VI. Reports

- a) Secretary's Report (7/11/2023)—*Motion made by Dave to approve as written. Passed 3-0. Dave clarified his comments about employee/board member compensation: He would like to see a compensation policy for the town and stated that pay should be uniformly applied. His concerns: 1) Select Board members are paid for meeting they do not attend but the Planning Board members are not; 2) Does CEO gets paid when he leaves early; 3) how is public works dealt with when they decline to do their job.*
- b) CEO Report –

Dave's comments: on 6/13 – questions regarding a subdivision on Oxbow Road. Whose subdivision is it—Chris Cookson sold the property to Brent Frost. Travis said that it is Chris Cookson's subdivision—someone else was sent to do the subdivision application process. Dave said that there was a deed for Brent Frost; otherwise the application would not have gone forward. Diane will get a copy of the deed and check the registry for a transfer back to Chris Cookson.

Dave stated that Chris Cookson did not build the first subdivision according to the approved plans. He came back to the Planning Board to make changes to the plot (at the request of the bank).

Katie asked about the Domonski property on Main Street. There is a garage that was built partially on the neighbors land. Code Enforcement said that the garage needs to be moved off Schultz's land because it does not meet town setbacks. Dave stated that if an applicant comes in for this property, he would want the applicant to provide \$2,500.00 for legal advice.

VII. Old Business

- a) Planning Board Ordinance Review – *discussed earlier*
- b) *Dave turned over his copy of the files for Poulin Subdivision to Diane (to be kept as the office copy.)*

VIII. New Business

Travis told Dave that he does not think that the medical building is going to be built (next to Tractor Supply).

IX. Adjournment – 7:05 p.m. - *Motion made by Katie to adjourn. Second by Corey. Passed 3-0.*

*Respectfully Submitted
Diane White*

NEXT MEETING
8/8/2023