

Palmyra Planning Board Public Hearing Meeting Minutes

Date: 10/24/2023

Public Hearing – Dorothy Dyck – pet store & supplies – 1422 Main Street
Apawsitive Place

Planning Board Members present: Chair Dave Leavitt, Vice Chair Corey Dow, Katie Burrill, Gary Beem

*Select Board Members: Vondell Dunphy, Herbert Bates
Diane White, Secretary*

Others Present: Gail Jones, Matt Brann (MB3)

Called to order by Dave Leavitt at 6:00 p.m.

- *Dorothy had called and said that she would be here at about 6:30.*
- *Dave determined that there is a quorum present.*
- *The purpose of the public hearing is to review the Nonresidential Land Use Permit Application submitted by Dorothy Dyke for the purpose of renting a space in an existing building located at 1422 Main Street to open a pet and pet supply store.*
- *Dave made a motion that the Palmyra Planning Board has jurisdiction to hold this public hearing based upon the Town of Palmyra Nonresidential Land Use Ordinance. Corey second. Passed 4-0.*
- *Dave made a motion that the applicant has the right to appear before the Planning Board since her application was approved as complete for the purpose of holding a public hearing at the meeting on October 10, 2023. Corey second. Passed 4-0.*
- *The applicant was not present for comments.*
- *No questions or comments from the Board or the public.*
- *Meeting closed at 6:01 p.m.*

Palmyra Planning Board Meeting Minutes

Date: 10/24/2023

I. Call to order and flag salute

The meeting was called to order by the Chair at 6:02 p.m. – flag salute

II. Roll call

Planning Board Members present: Chair Dave Leavitt, Vice Chair Corey Dow, Gary Beem, Katie Burrill

Select Board Members: Vondell Dunphy, Herbert Bates

Diane White, Secretary

Others Present: Gail Jones, Matt Brann (MB3), Dorothy Dyck (Apawsitive Place)

III. Correspondence

IV. Process Land Use Permit Application

- a) MB3 (Somerset Pour House) – sign permit application – *Matt Brann explained that the sign will be a temporary wall sign. He plans to be back in the spring to apply for a permanent sign. Motion by Corey to accept the sign application submitted by Somerset Pour House as complete. Second by Dave. Passed 4-0. Motion by Corey to accept the sign application submitted by Somerset Pour House as compliant. Second by Dave. Passed 4-0. Mr. Brann stated that he hopes to open the week before Thanksgiving. He is working on getting his liquor license. There will be a lunch and dinner menu and it will be a sports bar and pub.*
- b) Dorothy Dyck – pet store in an existing building – *Lease submitted. Location of the business added to the application (1422 Main Street). Other open items complete. Additional conditions (other than standard): no kennels and no boarding (per the applicant). Motion by Corey that the application be accepted as complete. Passed 4-0. Motion by Corey that the application be accepted as compliant. Passed 4-0. Permit and Findings of Fact signed by the Planning Board Members.*
Dave asked if Findings of Facts are needed for smaller projects. Agreed to continue with all applications.

V. Announcements

- a) Referendum Election 11/7/2023

VI. Reports

- a) Secretary's Report (10/10/2023) – *Motion made by Corey to approve the Public Hearing minutes as written. Second. Passed 4-0. Motion made by Corey to approve the Planning Board minutes as written. Second. Passed 4-0.*
- b) CEO Report – *report submitted and reviewed by the board.*

VII. Old Business

- a) Hometown Health Center – *Email from William Bennett (Bar Harbor Bank) (attached). Irrevocable Letter of Credit needs to be updated. There are two options. Dave said that it sounds like Tom Emery is in favor of option 1. Members agree that option 1 is fine. Diane will respond back to Mr. Bennett and copy the Select Board stating that the Planning Board members agree with prorating (option 1).*

Dave asked if they need to come back to the Planning Board because their permit will expire. Per the ordinance permits are valid 2 years from the date of issue. Their permit was issued 1/25/2022, so it is still valid. Also per the ordinance: if construction has not begun within 6

months of date of issue, permit shall be void. Planning Board agree that they did begin construction because they put in utility tie-ins under Route 2 in the spring of 2022. They only thing needed is an updated Letter of Credit. Dave stated that he would like to see test and inspection reports and compaction reports for the connecting road (Fletcher Drive).

- b) LD2003 – Act to increase housing opportunities – Joel Greenwood was asked to look at our ordinances. Still waiting to hear from him. He will check LD2003 to see if our ordinances need amending to comply. The State is offering \$5,000 to look into this. Change may require a public hearing and vote of the town. Herb Bates will contact Joel about attending the next meeting. Dave would like Joel to report on: a) changes ordinance made by the Planning Board—do they look good; b) Is there something that the Planning Board missed that should be included; c) does our ordinance need to be changed or does it already comply with LD2003? Discussion on lot size. Per our ordinance, minimum is 1 acre. Per the state, the minimum lot size is ¼ acre.

VIII. New Business – Dave stated that he did not see anything in the ordinance that prohibits campers from being used to live in. Travis has told one person that they cannot put a camper on a lot to live in, but there is one on the end of the Badgerboro Road. He asked the opinions of the other Board members and the Select Board members. Vondell said that some people use a camper to live in while they build a home. Herb stated that there would not be a tax assessed on a camper. Dave said that they can put language in while revising the ordinance that will address this. Katie asked where the line would be drawn. He asked that Travis attend the next meeting. What are the state guidelines? Concerns about older campers that may be a hazard.

Actions Items:

1. Ask Code Enforcement Officer to attend the next meeting to get his views. If he cannot attend, put something in writing about the rules/laws for campers.
2. Dave asked Herb to get the Select Board members opinions.
3. Katie will ask Al Tempesta (Newport Code Enforcement Officer) what the Newport Ordinance says about campers.

IX. Adjournment – 6:55 p.m. - Motion made by Corey to adjourn. Second—Passed 4-0.

Respectfully Submitted
Diane White

NEXT MEETING
11/24/2023