

# **Palmyra Planning Board Public Hearing Minutes**

Date: 7/8/2025

6:00 – Public Hearing – Kirtas Jandreau - used car repair and sales

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

*Diane White, Secretary*

*Select Board Members: Brian Barrows, Mike Cray*

*Others present: Pat White, Claude Thornton, Bill MacLaren, Vondell Dunphy, Maurice Temple, Joshua Tardy, Randall Anderson*

Gail led the hearing:

*Public hearing called order at 6:00 p.m.*

- *Motion made by Gail that the Planning Board has jurisdiction to hold this public hearing—second by Dave. Passed 4-0.*
- *Motion made that the applicant has the right to appear before the Planning Board. The applicant is not present; Pat White will represent.*
- *Statement by Pat White: The applicant is requesting Planning Board approval—he then has to get state approval.*
- *Questions/comments from the public:*
  - *Maurice Temple asked what would prevent him from having more than 2 cars at the Madawaska Road location. Pat explained that the Code Enforcement Officer (CEO) enforces the conditions.*
  - *Josh Tardy stated that it is important to properly define what vehicles can be at the locations.*
  - *Katie said that the vehicles parked at the Madawaska Road location would be unregistered.*
  - *William MacLaren suggested a condition stating that no more than 2 vehicles can be at 350 Madawaska Road except those that are registered to the owner.*
  - *Joshua suggested restrictions that would allow him to service vehicles that are part of the related used car sales business and prohibit him from providing service work on other cars at 350 Madawaska Road.*
  - *Brian asked about the distance the cars will be parked from the propane tank at 1178 Main Street. Pat said that the cars will be 50 feet away and there is a guardrail and a fence.*
  - *Dave read an email (attached) that he had received from someone concerned about building code regulations (and other concerns) for a commercial garage. He did call the state. Mr. Jandreau will have work to do with the state for the state permits.*

*There were no further questions or comment.*

*Hearing closed at 6:26*

# **Palmyra Planning Board Meeting Minutes**

Date: 7/8/2025

**I. Call to order and flag salute** - *The meeting was called to order by the Chair at 6:26 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)*

*Diane White, Secretary*

*Select Board Members: Brian Barrows, Mike Cray*

*Others present: Pat White, Claude Thornton, Bill MacLaren, Vondell Dunphy*

**III. Correspondence** - *none*

**IV. Process Land Use Permit Application**

a) Kirtas Jandreau – used car business

- *Dave said that the conditions are not clear; permit conditions to be rewritten. There is also concern with enforcement of the permit conditions. The strength of enforcement needs to be addressed.*
- *Discussion on the number of cars to be at the Main Street location. Number of cars to be allowed is unclear.*
- *Questions regarding number of vehicles cars allowed at each site.*
- *Add definition of the cars allowed and restrict repair shop on Madawaska for used car business only.*
- *Gail asked if we can restrict him on the repair business to 2 vehicles for the used car sales business. Dave said there is nothing in the ordinance about this.*
- *Katie said that a repair shop is allowed in the commercial district (per the ordinance). Repair shop is not mentioned as being allowed in the residential district. All members agree that they interpret this to mean that a repair shop is not allowed in a residential district. Service establishment are allowed in the residential district.*
- *William MacLaren stated that since repairs done on the vehicles at 350 Madawaska Road will be done on the applicants vehicles (as the business owner), and he is not performing a commercial act for exchange of services and value, there is some wiggle room to say he could do this. Restriction on the permit for two vehicles at this location protects the town against commercial repair on other cars.*
- *Ashley from the state sent Dave 65 pages of information on the state guidelines for dealer licenses. In this document, page 3 paragraph 5, states that he can have a repair facility (annex) used exclusively for the business. .*
- *Discussion suspended until the applicant can be present.*
- *Compliance to be discussed next meeting.*

**V. Announcements**

a) Public Hearing – Ordinance change – July 9 @ 6 p.m. – *Dave explained that the suggested ordinance change is to allow shared septs. Our ordinance now states that shared septs are allowed in mobile home parks only. Three subdivisions in town have been allowed to have*

*shared septic because the state allows it and our code enforcement officer recommends it.  
Passing this would bring our ordinance more in alignment with the state ordinance.*

b) Special Town Meeting – July 16 @ 7 p.m.

## **VI. Reports**

- a) Secretary's Report (6/24/2025)–*Motion made by Corey to accept as written and seconded by Gail. Passed 4-0.*
- b) CEO Report – *not present*
- c) Select Board Meeting Minutes (6/12/2025) – *submitted.*

## **VII. Old Business**

- a) Zoning Ordinance revisions review
- b) Planning Board to do list (attached) – *Dave reviewed.*
  - #1 Adding new members – done with the pending appointments of William MacLaren and William Freudenberger.*
  - #2 KVCOG – Dave explained that the town pays \$2,800 a year to KVCOG. Dave asked them what the town gets for \$2,800. Response received. This will be discussed and recommendations made to the Select Board.*
  - #3 Pending applications – applications expected from Greg Lovley, Walmart, saw mill on St. Albans Road, garage for Hometown Health Center*
  - #4 Dave would like to set up committees consisting of board members (2), members of the Select Board (2) and members of the public and someone from KVCOG.*
  - #5 Planning Board may get applications for condos, triplexes four plexes, etc. Ordinance does not address these. We could update ordinances or Select Board or public could consider a moratorium. Permit fees to be adjusted.*
- c) *Andre Poulin – email received from Andre (6/23 and 6/26) (attached).*
  - Response to Andre's email 6/23 (read by Corey) regarding the number of buildings allowed and shared septic (attached).*
  - Response to Andre's email 6/26 regarding the number of buildings allowed (read by Dave) (attached).*
  - The majority of the board had agreed to refund some of the fee if he cannot build nine duplexes. It was suggested that the refund be issued after finalization of permit approval.*
  - Brian said that the applicants should know what is in the ordinance and should know what the permit fee is. Dave stated that this will be helpful going forward.*
  - Application fees are to be paid before review. Ask the Select Board to put this on the fee schedule.*
  - Diane will send an email to Andre: After final review of the revised application, the fee will be reassessed and if it is determined that an overpayment was made, a refund will be issued.*

## **VIII. New Business - none**

**IX. Adjournment** – 7:23 Corey made a motion to adjourn at 7:23 p.m.—second by Katie. Passed 4-0.

*Respectfully Submitted  
Diane White*

NEXT MEETING – 7/22/2025