

Palmyra Planning Board Meeting Minutes

Date: 8/12/2025

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, Alternates Michael LePage and William Freudenberger

Diane White, Secretary

Select Board Members: Herb Bates

III. Correspondence

a) Frank Crabtree – sign permit application for Hometown Health Center – *Mr. Crabtree had contacted Diane about a sign permit for Hometown Health Center. Application was emailed to him. To be added to pending applications on To Do list.*

IV. Process Land Use Permit Application

Kirtas Jandreau has not yet decided if he will appeal the Planning Boards decision to deny a permit for a vehicle repair shop on Madawaska Road.

Dave asked board members if there is any interest in creating a matrix listing repair shops in town with information on: a) are they in commercial or agricultural areas; b) were they approved; c) were they pre or post planning board. Majority of the board does not think that this will be useful information.

Bill asked if re-permitting is required for change of ownership for businesses. Dave explained that The board started to pursue this, but decided to stop. He mentioned that there are a lot of businesses in town operating with no town permit.

Gail asked about Rick's Auto on Ell Hill Road. Dave said that Travis (CEO) and Brian (Select Board Chair) did speak with him, but Rick was not cooperative. A cooling off period was recommended. Gail will research the state regulations. If he is in violation of state laws or rules, the state may enforce. Dave suggested that he and Gail attend a select board meeting after she has done her research. The select board can then decide how to handle this.

V. Announcements

a) Meeting with area towns postponed – *Dave explained that the area towns were going to meet tomorrow to discuss the possibility of hiring a part-time police officer. One town could not attend so the meeting has been postponed. No new date yet. Dave said that the town does pay the state and they provide police protection. He questioned who would cover nights and vacations for the officer. Hiring a police officer would affect taxes.*

Some items that were discussed (not Planning Board related): increase in taxes and electrical costs. Dave handed out a flyer from the Maine Wire showing a comparison of the residential electricity price increase with other New England states (attached).

VI. Reports

- a) Secretary's Report (7/22/2025) – *motion by Corey to accept as written—second by Katie. Passed 5-0.*
- b) CEO Report – *not present*
- c) Select Board Meeting Minutes (7/9/2025) – *submitted.*

VII. Old Business

- a) Zoning Ordinance revisions review
- b) Planning Board to do list
 - *Date at the top to be updated regularly.*
 - *William Freudenberger had emailed KVCOG about getting information on regulations for duplexes, triplexes, etc. He asked if they had database available—they do not have anything the town could access. He was advised by Grainne Shaw to wait until the state ruling making has been released before making any changes. Gail was concerned about delays. There are concerns about weakness in the ordinance for future applications for multiple housing units.*
 - *Mike recommends two changes in the zoning and subdivision ordinances to clarify the ordinances. Dave asked him to type something up for a future meeting. His suggested changes: in the zoning ordinance—single family only; in the subdivision ordinance—add a definition (family dwelling = habitation of one family).*
 - *Item 4a. Committee of Mike, Bill, and Gail will work on draft language while waiting for the state to complete the new rules.*
 - *Dave said that he finds the mobile home park language confusing and asked if anyone wanted to take this on.*
- c) Revised pages (ordinance) – *pages of the Subdivision Ordinance revised at Special Town Meeting held on July 16th. Revised pages distributed to the board members to replace outdated pages of their ordinance books.*
- d) Freedom of Access Act (FOAA) information for new members - *This is a required training for new members. Information for William MacLaren and William Freudenberger is in their folders.*

VIII. New Business - none

- IX. Adjournment** – 6: 50 - *motion made to adjourn by Corey—second by Gail. Passed unanimously.*

Respectfully Submitted
Diane White

NEXT MEETING – 8/26/2025