

Palmyra Planning Board Public Hearing Minutes

Date: 7/14/2026

6 p.m. – Public Hearing – Walmart renovations and expansion

Call to order and Flag salute

Motion by Dave that the Planning Board has jurisdiction to hold this public hearing—second by Bill M.

Motion by Dave that the applicant has a right to appear before the Planning Board since the application was approved as complete enough to schedule this public hearing at the meeting held on June 9th.

Overview presented by Sarah North of Colliers Engineering. She explained that they will be expanding and renovating the pick-up/delivery area. The work will start summer 2027.

Questions:

- *Claude Thornton asked how this expansion will affect the delivery trucks. Sarah said that the trucks should have adequate space.*

There were no further questions.

Public Hearing closed at 6:07 pm

Palmyra Planning Board Meeting Minutes

Date: 7/14/2026

I. **Call to order and flag salute** - *The meeting was called to order by the Chair at 6:07 p.m.—flag salute*

II. **Roll call** –*Planning Board Members present: Chair David Leavitt, Vice-Chair Corey Dow, Katie Burrill, Bill MacLaren, Bill Freudenberger, alternates Mike LePage and Gail Jones*

The Select Board appointed Gail Jones as an alternate Planning Board member and Bill Freudenberger as a regular Planning Board member at the meeting held on July 8th.

Present

Diane White, Secretary; Travis Gould, Code Enforcement Officer

Select Board Members: Scott King, Herb Bates

Others present: Sarah North (Colliers Engineering), Garth Norris, Claude Thornton, Kasey Fair

III. **Correspondence**

a) *CMP – Information about pole replacements distributed.*

IV. **Process Land Use Permit Application**

a) *Walmart renovation and expansion – reviewed by Dave*

- A new application was submitted with revisions*
- List of names and address of abutters complete*
- Detailed cost estimate submitted*
- Evidence of state and federal permits (construction permit and barrier free) submitted.*

b) *Walmart sign permit application – submitted for a ground and wall sign. Bill M asked for clarification of the illuminated sign. Sarah said that it is not changeable.*

Motion by Bill M that the application is complete—second by Katie. Passed unanimously.

Motion by Dave that the sign permit application and the nonresidential land use application are both complete and compliant. Second by Katie. Passed unanimously.

Planning Board voted unanimously that no bond will be required since Walmart does not fit in the category that would require a bond.

Sarah said that the inside renovations will be extensive and asked if the board would like to know the value of the renovations. Dave said that although this will not be a requirement of the permit, they would like to know the cost of the renovations.

Diane will email the permit tomorrow.

c) Kathryn Burrill – Home Occupation

- *Dave stated that there is no question of the conduct of members of the board, but this type of business is blurry in the ordinance.*
- *Katie will abstain from the vote and Gail will vote.*
- *Katie explained that she is selling beef out of freezers in her barn.*
- *Bill M motioned to accept the application as complete—Bill F seconded. Passed unanimously.*
- *Bill M motioned to accept the application as compliant—Corey seconded. Passed unanimously.*
- *Katie said that she does not believe that this type of business requires a permit, since the ordinance states that farming is allowed without a permit.*
- *Bill M said that better definitions are needed in the ordinance.*

V. Announcements

- a) Planning Board Workshop – July 28th at Hilton Garden Inn, Bangor - *distributed*

VI. Reports

- a) Secretary's Report (6/23/2026) - *Motion made to accept as written by Dave—second by Bill M. Passed .*
- b) CEO Report
- *New trees are being planted at the solar farm.*
 - *Travis has issued 22 building permits (8 for dwellings).*
 - *Discussion on the sheds that the Amish are building and selling. Another gray area. Planning Board members and Travis agree that they should apply for a permit.*
- c) Select Board Meeting Minutes – *submitted*

VII. Old Business

- a) Planning Board to do list
- *Remove 1*
 - *Remove 2a, b, c, & d*
 - *Remove 3*
 - *Change 4 to 1*
 - *Remove 4a*
 - *Add 4d. Home Occupation language*
 - *Looking for volunteers to join committees to address some of the issues in the ordinances.*

VIII. New Business

- a) Maine Town & City Publication – *There is information is this publication about the new housing laws. Bill M will review.*

IX. Adjournment

7:05 pm – motion made by Bill M to adjourn. Second by Corey. Passed unanimously.

*Respectfully Submitted
Diane White*

NEXT MEETING 7/28/2026