

Palmyra Planning Board Meeting Minutes

Date: 1/23/2024

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, Gary Beem, Katie Burrill, Michael LePage (alternate)

Travis Gould, Code Enforcement Officer (CEO)

Diane White, Secretary

Select Board Members: Vondell Dunphy, Herbert Bates

Others Present: Eli Beem, Gail Jones, Joel Greenwood (KVGOG), Anthony Holden

III. Correspondence – *Letter from ADA Fence—they will stop installing fences.*

IV. Process Land Use Permit Applications

a) *Anthony Holden – May start a business—to be put on the agenda when the application is submitted.*

V. Announcement - *none*

VI. Reports

a) *Secretary’s Report (1/09/2024) - Motion made by Corey to accept the minutes as written—second by Katie. Approved 4-0.*

b) *CEO Report*

- *Travis met with Dean Neal—he will be submitting a Shoreland Zoning Application. He plans remove a camp and rebuild it. Dave asked Travis to attend the meeting when this application is reviewed.*
- *Still working with Adam at BD Solar on repairing the fence and replacing dead trees at the solar farm.*
- *New building on Gale Road (in shoreland zoning area). This will be built 100 feet back at will be located in an approved subdivision.*
- *Travis met with Andre Poulin (housing project on Main Street) – he is working on internal plumbing, septic and building permits. Nothing is permitted yet. One well has been drilled and he plans to have two more wells drilled in February. He wants to be sure the water supply will be adequate for the project.*
- *No contact made with the junkyard owner on Ell Hill Road.*

VII. Old Business - *Select Board approved of the proposed revised Planning Board Ordinance at their last meeting. Public Hearing to be held on February 13th for this ordinance.*

a) *KVCOG suggested revisions the Zoning Ordinances*

- *Zoning Ordinance suggested revisions will not be included on the Town Meeting warrant this year. Plan is to put it on the warrant for next year.*
- *Latest version of the revised ordinance dated 12/23.*

- *Second revision of the ordinance does not show the administrative/clerical changes. Dave asked Joel to send a revision that shows all changes.*
 - *Section 3.3 – word change from “he” to “they”. Dave asked Joel to send a color coded copy that includes all changes.*
 - *Some wording changed to clarify.*
 - *Suggestion made by Michael to review changes and explain. Review minimal changes later.*
 - *Definitions of the zones moved to 3.5.*
 - *Discussion on Farming/Agriculture included in the Land Use Activity matrix. Dave asked if there is a reason that this is in there—permits are not issued for farming (this is an activity—not a structure). He suggested removing this, unless there is a reason to keep it in. Katie had looked at ordinances in other towns—this activity is more regulated in the residential zones, but in Palmyra the residential and agricultural zones are combined. Travis asked what would trigger the need for a permit for farming. Farming is undefined (in the ordinance). Suggestion by Dave to ask the Select Board and lawyer why farming is in the ordinance. Planning Board members agree to take out the word “farming”.*
 - *Commercial Activity (pg. 7) – Katie suggested that footnote numbers be entered in the applicable districts.*
 - *Other suggested changes: hotels/motels and motels/hotels—remove one. Give authority to Planning Board and CEO to issue permits if one is unable to do so.*
 - *Stopped on page 7. More review on February 13th. Joel to send copies with all revisions.*
- b) *Need for high voltage power line ordinance – Joel said that this activity cannot be prevented, but can be regulated. He does have copies of preliminary regulations that the Board can look at. Katie is concerned about the possibility of an applicant taking property by eminent domain or building power lines close to residence.*
- c) *Hometown Health Center – Status of Irrevocable Letter of Credit - Draft distributed. Dave recommended that the Select Board and the town lawyer review this.*
- d) *Planning Board Annual Report – copies distributed. Report for the annual town report accepted by a vote of 4-0.*

VIII. New Business - none

IX. Adjournment – 7:06 p.m. - Motion made by Dave to adjourn. Second—Passed 4-0.

*Respectfully Submitted
Diane White*

NEXT MEETING
2/13/2024