

Palmyra Planning Board Public Hearing Minutes

Date: 2/13/2024

6:00 pm – Public Hearing Planning Board Ordinance Revisions

Planning Board Members present: Chair Dave Leavitt, Vice Chair Corey Dow, Katie Burrill, Michael LePage (alternate)

Travis Gould, Code Enforcement Officer (CEO)

Diane White, Secretary

Select Board Members: Vondell Dunphy, Herbert Bates

Others Present: Gail Jones, William Freudenberger, Raymond and Nadine Everlith

The Public Hearing was called to order by the Chair at 6 p.m. – Flag salute.

- *Chairman Leavitt explained the purpose of the public hearing is to answer questions about the proposed changes to the Planning Board Ordinance (to be voted on at Town Meeting).*
- *Motion made that the Planning Board has jurisdiction to hold this public hearing. Second by Corey. Passed.*
- *He explained that most changes were small. The one major change is the addition of a clause that would clarify how the ordinance can be amended.*
- *No questions or comments from the Board or the public.*

6:05 p.m. – Public Hearing closed.

Palmyra Planning Board Meeting Minutes

Date: 2/13/2024

I. Call to order and flag salute

The meeting was called to order by the Chair at 6:07 p.m.

II. Roll call

Planning Board Members present: Chair Dave Leavitt, Vice Chair Corey Dow, Katie Burrill, Michael LePage (alternate)

Travis Gould, Code Enforcement Officer (CEO)

Joel Greenwood from Kennebec Valley Council of Governments (KVCOG)- joined at 6:20

Diane White, Secretary

Select Board Members: Vondell Dunphy, Herbert Bates

Others Present: Gail Jones, William Freudenberger, Raymond and Nadine Everlith, Dean Neal

III. Correspondence – None

IV. Process Land Use Permit Applications

- a) Raymond and Nadine Everlith – new business in existing building – crafts and homemade goods
 - *Raymond Everlith explained his plans to open a shop in a barn that he had purchased that is across from his home. He said that one section is sectioned off and he would like to use that space to sell wood products that he makes, coffee, art, and homemade baked good (made by his wife).*
 - *Dave asked if this could be submitted as a home occupation. Some discussion—Travis and Joel agreed that the Nonresidential Land Use Application is the form he should use. Most of the questions will not apply. Joel said that the Home Occupation Permit is usually a business operated out of a residence.*
 - *Diane or Travis will help him fill out the form. The fee must be paid.*
- b) Shoreland Zoning Application for Dean and Lisa Neal
 - *Dean has talked to Travis about his plans. He purchased a camp on White's Pond that had been empty for years. He wants to remove the structure and replace it on the same footprint. The building is nonconforming, but the new building will not be more nonconforming and soil disturbance will be minimal.*
 - *Last fall he got an exterior plumbing permit and a septic system was designed and installed. A driveway was also installed.*
 - *Dean stated that moving the structure back may jeopardize the driveway and septic system (which has already been installed) and more trees would have to be removed.*
 - *DEP now requires that the applicant get a town permit before the DEP Permit by Rule is issued. Travis suggested a site visit and the possibility of requiring him to move the structure back to the greatest practical extent.*
 - *Joel stated that “greatest practical extent” takes into consideration the size of the lot, slope of the land, potential for soil erosion, location of any other structures, location of the septic system, suitable soil types, and the type and amount of vegetation to be removed. They will need all this information to make a decision about moving the building.*
 - *Dave asked Travis and Joel to be present when this application is reviewed.*
 - *Katie asked about the impact on the town road setbacks.*
 - *To be added to the March 12th agenda. If the application is approved as complete, a site visit will be scheduled.*

V. Announcement – Dave will not be at the February 27th meeting.

VI. Reports

- a) Secretary's Report (1/23/2024) - *Motion made by Corey to accept the minutes as written—second by Katie. Approved 3-0.*
- b) CEO Report
 - *Travis met with the owner of Rick's Auto and he agreed to clean the property up within 3 weeks.*
 - *Travis has received calls from construction companies (Cianbro and Nickerson & O'Day) asking for permitting information for Hometown Health Center.*
 - *Herb Bates had contacted DEP about the pile of tires at a building on Main Street. The owner is a bank; they will be getting a letter from DEP saying that they must get rid of the tires or they will be fined.*
 - *Solar Farm – Adam (of BD Solar) asked if they could do away with the fence screening because it is in a high wind area and they are having a hard time maintaining it. Planning Board members agree that the screening is a condition of the permit and it must be properly installed and maintain. Dead trees will be replaced in June.*
 - *The new rotary plans in Newport are moving forward.*

VII. Old Business

- a) KVCOG suggested revisions to the Planning Board and Zoning Ordinances
Zoning Ordinance
 - *Joel will provide an updated copy; he has been out due to illness and had not had a chance to do this.*
 - *Joel will come back with a full red-lined copy that includes all proposed changes.*
 - *Joel explained that he had combined information in the master table (for dimensional requirement).*
 - *Discussion on reason "farming" is included in the table. Reason is unknown.*
 - *Joel will provided definitions for all activities.*
 - *Changes to table discussed: restrictions on commercial activities in residential areas; eating and drinking establishments—Katie suggested that this be excluded in residential area.*
 - *Discussion on lot size—regulations for area needed for a well and septic system.*
 - *Travis suggested changing the setbacks on private roads. Suggested wording, "to the greatest practical extent".*
 - *Proposed changes to this ordinance will be on the warrant next year.*
- b) Need for high voltage power line ordinance
 - *Travis did research on high voltage power lines. Corinna put in setbacks for power lines in their ordinance—350 feet from any occupied structure. Dave suggested requiring the lines to be underground.*
 - *Joel will do more research.*
- c) BD Solar – Groundwater Monitoring Report – *Travis had reviewed the report and it looks ok to him.*
- d) Hometown Health Center – Status of Irrevocable Letter of Credit (sent to lawyer for review) – *the lawyer is still reviewing this.*
- e) Change of Non-Conforming Use Permit Application
 - *Planning Board members agree to remove the Change of Non-Conforming Use Permit.*
 - *Streamline and simplify the forms.*

VIII. New Business - none

IX. Adjournment – 7:59 p.m. - *Motion made by Dave to adjourn. Second—Passed 3-0.*

Respectfully Submitted
Diane White

NEXT MEETING
2/27/2024