

Palmyra Planning Board Meeting Minutes

Date: 8/27/2024

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 David Leavitt, Corey Dow, Katie Burrill

Select Board members: Herbert Bates

Travis Gould, CEO

Diane White, Secretary

Others present: Hattie Spaulding

III. **Correspondence**

- a) *Dave received a call from someone (from Skowhegan) who had a question about subdivisions. He has a large piece of property in Palmyra on the Gee Road and wants to create 2 more lots and thought that if the piece of property that he is keeping is over 40 acres, he is exempt from the subdivision law. Dave said that our ordinance does not address this but he did look this up and found that the state ordinance does allow for this. He referred him to Travis, who said that any lots over 40 acres are exempt from the subdivision law. He believes that the town has to opt into this and have it in our ordinance. He told the caller that if he wants to split the lot, he must submit an application to the Planning Board.*
- b) *Pole permits – Dave was approached by a resident who would like to get a pole permit for a camper. Travis said that the 1190 (pole permit) form states that all the town permits have been approved. The rule is that plumbing permits must be approved and he has not applied for one.*
- c) *Dave had a request for structure separation information. The 50 feet required structure separation does not apply to garages.*

IV. **Process Land Use Permit Application** - none

V. **Announcements**

- a) New Planning Board Member – Gail Jones

Gail has been appointed to the Planning Board as an alternate member.

VI. **Reports**

- a) Secretary's Report (8/13/2024) – *Motion by Corey and second by Katie to approve. Passed 3-0.*
- b) CEO Report
 - *Some of the dead trees at the solar array have been pulled out. Some may have been replaced.*
 - *Travis has not stopped in at the Ell Hill Road auto repair business recently. Dave asked if it qualifies as a junkyard. Travis explained that this is a gray area because he does have a repair business. He would like to have Brian Barrow (Select Board Chair) go with him to check on this. The owner had removed some junk. Katie asked about a law regarding the amount of time a car can remain on the property.*

- *Poulin subdivision – Travis had talked to Andre about updating the drawing to add above ground utilities—he has not done this yet. Vondell Dunphy had asked about the front setback in this subdivision. Dave said that this was voted on during the Frost Subdivision review and the majority of the board felt that the subdivision road should be treated as a driveway and therefore not subject to the ordinance setbacks. Travis’s concern is what would happen if the town was asked to accept this road. In his opinion, it is not a driveway and the applicant should have been required to meet the setback requirements (50 feet between structures and 75 feet from the road). Travis suggested that going forward, subdivision meet the setback requirements. Dave said that there is a building in the Poulin subdivision that was not approved by the Planning Board (probably a well house). He asked how big of a departure do other towns allow from the approved plan. Travis will reach out to the applicant for an after-the-fact-permit and to ask him to include this on the plan.*
- *Hometown Health Center – Test and inspection reports received.*
- *Travis issued a building permit for Dean Cray. Currently in Farmland. He must pay a penalty to take a piece out of farmland to build a home.*
- *Septic inspection done on the North Gee Road.*
- *Dave said that Fogg Brook would like to add a traveling food truck. Dave said that they may be thinking about expanding the business.*
- *Dave had a question for Joel (KVCOG) and Travis going forward: Are building permits transferrable? Travis is waiting to hear what Joel says.*

VII. Old Business

a) Zoning Ordinance proposed revisions

Dave stated that they are close to being done with the Zoning Ordinance. Joel to be asked to attend the next meeting.

b) *Hattie Spaulding said that she would like to enclose her porch, but is still doing some research. Travis said that Chapter 1000 (State Shoreland Zoning Ordinance) does away with volume. They would then be able to enclose the porch. This can’t be done under the current ordinance. He said that Chapter 1000 is easier to understand and allows the town to do more. He thinks that this can be ready for town meeting. Dave said that the Planning Board is not legally required to make suggested changes to the ordinances (as stated in the Planning Board manual). He does not plan to initiate a change in the Shoreland Zoning Ordinance this year.*

Hattie asked how long a permit is valid. Travis said that as long as the project is started, there is no deadline for completion.

VIII. New Business - none

IX. Adjournment - Meeting adjourned at 6:39 p.m.

*Respectfully Submitted
Diane White*

NEXT MEETING – 9/10/2024