

Palmyra Planning Board Meeting Minutes

Date: 11/26/2024

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, Michael LePage (alternate)

Select Board members: Herbert Bates

Travis Gould, Code Enforcement Officer (CEO)

Diane White, Secretary

Others present: Colin Quinn, Jeff Carmichael

III. **Correspondence** – *Dave announced that Gail Jones will be attending a training meeting and will not be at the December 10th meeting.*

IV. **Process Land Use Permit Application**

a) Subdivision Application – Colin Quinn (Sign plan for Registry)

– Error on the plan (Day and Carmichael lots reversed)

Registry of Deeds would not accept a folded copy of the plan—Mr. Quinn was asked to bring in a rolled copy.

Jeff Carmichael would like the plan for the subdivision corrected to show the correct owners of the abutting properties. Mr. Quinn had informed Boynton and Associates of the error and they did correct it. Revised copy signed by the Board. Dave noticed that the revised copy did not have a new revision number and date on it. Revised copy signed by the three members present. Travis asked that Mr. Quinn drop off a copy here for the town's records.

V. **Announcements**

Dave asked that the minutes show that the Planning Board is looking for members.

VI. **Reports**

a) Secretary's Report (11/12/2024) – *Motion made by Corey and second by Katie to approve. Passed 3-0.*

b) CEO Report - *Travis reported that he has done some permits and plumbing inspections. He inspected the third building at Poulin's subdivision and it looks good.*

VII. **Old Business**

a) Zoning Ordinance proposed revisions – *no discussion.*

b) *The Planning Board will not meet on December 24th.*

VIII. **New Business**

Travis told the board that Mark McKay has made an offer on the building and land located at 868 Main Street contingent upon confirmation that he will be able to convert the building into 3 – 6 apartments. He is asking for a pre pre-meeting with the Planning Board. Travis and

Diane had reviewed the ordinances. Applicable sections include (in the Zoning Ordinance) page 5, section 3-8 (chart), which indicates that minimum land area per structure for 1 & 2 family use is .5 acres. Travis said that in his opinion, and according to the subdivision ordinance, it doesn't look like he can do this (the lot is 1/2 acre). The septic may be an issue too. Dave said that we could ask a lawyer or MMA legal for advice. Travis said that he does not mind calling Mr. McKay and telling him what the ordinance says and that it does not seem that this project can be done. If he disagrees, the town can ask a lawyer or MMA legal for advice. Dave stated that prior to an application, a moratorium can be put on—after the application is submitted, the board must comply with the ordinance(s).

*Discussion on what is allowed in subdivisions (how many units per acre).
It was agreed with the interpretation that a dwelling unit is a structure (or part) for use by one family.*

Dave said he would like to ask the Select Board what their vision is for the town and how they feel about apartment buildings.

IX. Adjournment – 6:42 p.m. Motion to adjourn - passed 3-0.

*Respectfully Submitted
Diane White*

NEXT MEETING – 12/10/2024