

Palmyra Planning Board Meeting Minutes

Date: 4/8/2025

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, Vice-Chair Corey Dow, Katie Burrill

Alternates: Gail Jones and Michael LePage

Travis Gould, Code Enforcement Officer (CEO)

Select Board members: Herb Bates

Diane White, Secretary

Others present: Hattie and Charlie Spaulding, Roxanne Brooks

Aimee Young (Plymouth Engineering) and Andre Poulin

Peggy Dwyer ((MEPCO), Kyle Halford

III. Correspondence – Dave had emailed Joel Greenwood of KVCOG. On April 2nd he got an automated response saying that Joel is on vacation until April 11th. He talked to Jessie and was told KVCOG would like two weeks' notice prior to attending a Planning Board Meeting. They asked that he send his questions, which he did.

IV. Process Land Use Permit Application

a) Poulin Springs Pre-Application meeting

Aimee Young of Plymouth Engineering and Andre Poulin were here to represent Poulin Springs. In 2022 they were here to permit the first six buildings. Aimee gave an overview of phase 2 of the project:

- *The application is to add 9 more building to the rear of the property.*
- *Due to the size of phase 2, they will need a stormwater permit.*
- *The property will not be completely developed. Some will remain a hay field.*
- *Additional information will be submitted at a later date.*
- *She explained that there was one change on the first application—a well building was put in to consolidate 3 wells that were drilled.*

Dave stated that they came in for phase 1 on January 10, 2023. It took 5 months to approve. He told Mr. Poulin that they will do better.

Review led by Gail:

- *Pre-application had been distributed to the board*
- *4 items required per the ordinance (in the packet)*
 - *Sketch plan - submitted*
 - *Tax assessor's map – submitted*
 - *USGS topographic map - submitted*
 - *County Soil Survey – submitted*
- *Deed is not in the packet. Aimee stated that the deed is not necessary for the application. Ownership has been proven with the first application.*

Dave's comments:

- *They must comply with the ordinance.*
- *Include the 75' setback dimension from the centerline of the new road on the plan.*

- *He asked how many wells were approved per duplex. Travis said that we do not permit wells—they can drill as many as needed.*
- *The ordinance addresses assurance of sufficient water in the area, the demand will not unreasonably burden the surrounding properties, and the project will not affect the existing quality of the groundwater. Our ordinance requires a report from either the well driller or a hydrologist stating that there is sufficient water in the area to supply enough for the development without affecting the groundwater supply in the area. They did both for phase 1.*
- *Licensed public water system. Aimee explained that this is not needed until there are 25 year-round residents. This won't happen until 12 units are occupied. This next phase will require a public water system. Andre explained that when they get to building 7, he will need to be state certified for a public water system. The state must test each well at a cost of \$10,000 – 15,000 and if done too early, it will have to be done again. He would like the permit to be conditional to getting the public water system permit. Travis said that this does make sense because we shouldn't expect him to spend a lot of money if we are not going to give him the permit.*
- *Andre said that a ballpark date for beginning phase 2 is 2026 - 28. The last three building for phase 1 will be done this year.*
- *Dave asked about subsurface waste water. Andre said that according to their plan, there will be nine buildings and two septs (in phase 2). This will deviate from the town's ordinance. Travis Gould (CEO) supports the rules of the state's Subsurface Waste Water Ordinance. Corey, Mike, and Katie agree to deviate from the ordinance for this.*
- *Per the ordinance - farmland shall be preserved. It was stated that the parcel will not be fully developed. Dave asked that wording be added stating this.*
- *Stormwater permit. Aimee requested another condition (if necessary) because of the amount of time it will take DEP to process the application.*

Katie questioned the density requirement (1 acre per family dwelling). The site is 20 acres. Is a duplex one or two dwellings? Dave asked Aimee to put something into words that addresses this. During the formal review, the Planning Board will investigate the recent State of Maine suggestion to reduce minimum lot size (per dwelling).

Note: Agreement with the applicant's apparent deviation with the Towns minimum lot size per dwelling remains an open issue at this point, pending review of the formal application and support documentation.

Motion made by Dave that the pre-application be accepted as complete, compliant (with comments, but not limited to those comments). Second by Corey. All in favor—motion passed.

b) Maine Electric Power Company (MEPCO)– Revision for Appletree Farms Subdivision
Peggy Dwyer was here to represent Maine Electric Power Company.

- *They are proposing a revision to the original subdivision which was approved in 1999.*
- *Revision affects lot 4 & 5.*
- *The new plan with the revision was submitted.*
- *Discussion on the setbacks. Peggy stated that MEPCO abuts this property. They are the subdividers so the abutters are the same as to property owners (of unsold lots).*

- Kyle Halford (purchaser of the revised lot) said that he will maintain the setbacks.
- Peggy said that the other lots will be held for future use, or they could be sold.
- Travis (CEO) asked who will enforce the subdivision restrictions. It will be up to the property owners to make sure the restrictions are enforced.
- Planning Board members and Travis agree that since there is no major change to the subdivision, it is a minor change so no public hearing is required.

Motion made by Dave –the application is complete, compliant, and approved. Second by Corey. Approved 4-0.

Peggy paid \$100 for the application fee.

Four copies of the revised plan were signed by Dave, Corey, Katie, and Gail. Two signed copies given to Peggy.

V. Announcements

Dave announced that there will be a meeting with the Select Board members, Planning Board members, and Travis Gould (CEO). The meeting will be held on Tuesday, April 15th at 4 p.m. The purpose of the meeting is to discuss following up with compliance issues with the solar farm and junkyards. The meeting will also be announced tomorrow at the Select Board Meeting.

VI. Reports

a) Secretary's Report (3/25/2025)–Motion made by Corey to accept as written—second by Katie. Passed 4-0

b) CEO Report

- Travis will not be here for the next meeting.
- He has issued plumbing permits, 5 building permits (2 homes, 1 remodel)
- Jeff Carmichael- he had gotten a permit to build in 2020 but did not build at that time. He put a building up with plumbing, but without a plumbing permit. Travis is working with Jeff on after-the-fact permits.
- Travis sent a letter to BD Solar regarding the issues.
- He suggested that if another meeting is held (with the Select Board), it be on the same night as a Planning Board or Select Board meeting.
- He said that the town may be missing out on some money for remodels—should be looked into. There is currently nothing in the ordinance about this.
- Complaint about human waste in the trash at 1053 Warren Hill Road. The people living there had been evicted at the building is being remodeled.
- Complaint about 531 Madawaska Road. He found a couple bags of trash on the porch. He does not recommend going after them since there are places in town that are worse.
- Travis suggested tweaking the ordinances yearly.

More discussion on density. Travis read from page 16 of the ordinance. It states that the requirement shall not be waived (one acre per family dwelling). Question about if the state rule for more dense housing applies. This is a question for KVCOG. Katie said that this type of subdivision should be addressed differently in the ordinance. If following the ordinance, Andre would only be able to add four more duplexes. Travis suggested a change in the ordinance.

Travis said that the ordinance is addressing a subdivision in which lots are separated. In this case, the lots are not being separated. He questioned if this applies for a subdivision where there is no separation of property. Dave stated that we can get money from Andre for a legal advice.

Travis said that per the State of Maine, 20,000 square feet is required per family dwelling. 20 acres is 43 lots.

Joel Greenwood (KVCOG) will be asked to attend the first meeting in May. Discussion to include Zoning and proposed language for remodels, and cluster housing.

VII. Old Business

- a) Zoning Ordinance revisions review – *add cluster housing – discuss with Joel*
- b) Ell Hill Junkyard permits/correspondence - *discussed earlier*
- c) Solar Farm – update (trees, decommissioning estimate, water test) – *discussed earlier*
- d) Gail will be sworn in after appointed by the Select Board (at their meeting tomorrow)

VIII. New Business

Katie was told by a neighbor that fences must be 3 – 4 feet from the property line. Travis told her that no permits were needed for fences, but he recommends enough space so it can be accessed from both sides.

- IX. Adjournment** -Motion to adjourn made by Corey and seconded by Gail. Passed 4-0.
Meeting adjourned at 7:16 p.m.

*Respectfully Submitted
Diane White*

NEXT MEETING – 4/25/2025