

# Palmyra Planning Board Meeting Minutes

Date: 4/22/2025

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, Katie Burrill, Gail Jones*

*Alternates: Michael LePage*

*Diane White, Secretary*

*Select Board members: Herb Bates*

*Others present: Vondell Dunphy*

*Corey is on vacation so he will not attend*

III. **Correspondence** - *none*

IV. **Process Land Use Permit Application** – *Waiting for applications from Andre Poulin (phase 2) and Greg Lovley*

V. **Announcements**

- a) *New Board Member and reappointment – Gail has been sworn in as a member of the Planning Board and Corey Dow has been reappointed.*

VI. **Reports**

- a) *Secretary's Report (4/8/2025) – Dave had requested adding a note in the minutes stating that the agreement with the applicant's apparent deviation with the Town's minimum lot size per dwelling remains an open issue (pg. 2). He does not feel that they took a position on this. Motion made by Katie to accept as written—second by Gail. Passed 3-0.*
- b) *CEO Report – Not present*
- c) *Select Board Meeting Minutes - distributed*

VII. **Old Business**

- a) *Zoning Ordinance revisions review – To be discussed when Joel Greenwood (KVCOG) and Travis Gould (CEO) are present. Joel invited to the first meeting in May to discuss: Zoning, cluster housing, and road frontage.*
- b) *Cluster Housing - Recommendation to add a paragraph to the Subdivision Ordinance to address this. Issues include:*
  - *Question about setbacks.*
  - *Minimum lot size per dwelling – Katie said that in some areas of town 1 and 2 family dwellings are allowed on 1 acre.*
  - *Katie cited a section of pg. 17 in the subdivision ordinance: “common or shared subsurface wastewater disposal systems shall not be allowed except in mobile home parks”. Dave stated that this section has been violated for other subdivisions. Pages 16 & 17 to be discussed with the select board. Code Enforcement Officer recommends that shared septic/wells be allowed.*
  - *Katie asked if a cluster housing development would always be owned by one person. If duplexes were sold separately, there may be issues with shared wells/septics.*
  - *State's dense housing requirement allows for more dwellings on smaller lots.*
  - *Per Michael—cluster housing is more of a mobile home park than a subdivision.**Dave asked the Board to write down their thoughts. He would like the Select Board to weigh in.*

c) Ell Hill Junkyard - Owner has agreed to remove 10 cars. Vondell said that clean-up has begun. Gail asked if it is a junkyard. The select board handles junkyards.

d) Solar Farm – update (trees, decommissioning estimate, water test)

Dave had attended a meeting with Travis Gould CEO) and Select Board Members Brian Barrows, Herb Bates, and Charlie Fields.

Travis had sent a letter to BD Solar. BD Solar response (attached):

- Visual screen – copy of invoice received. Dave stated that the screen is not fixed, and showing that someone was paid to fix it is not acceptable. He had a picture of a solar farm in Fairfield that had a fence with a screen and trees, which were properly installed.
- Groundwater Monitoring Report dated December 13, 2024 was sent. This was emailed to the office recently.
- Trees – A copy of an invoice was received. Katie said that they had ordered the wrong size trees—should be 8’ white spruce (C102, Rev. 8). Some trees have not been replaced, many do not conform to the height requirement, and some are tipped over. Owner of the Solar Farm is responsible for the maintenance of the trees.
- Decommissioning Estimate – Dave reviewed: original estimate was approximately 287,280; in 2022 it was 368,000 and 2023 it was 349,000. The town has 371,977 in the escrow account. The estimate for 2025 is 455,600. Katie said that there is no estimate for the cost of disposal. Dave said that at some point, the panels will be obsolete and have no value. He suggested that the applicant include material disposal cost and written value of the panels.

Dave pointed out that the word “decreased” (in the Nonresidential Land Use Ordinance, Section 10.A) should have been changed to “deceased”. This is a minor change and can be made without going to Town Meeting. Diane will make this change.

#### **VIII. New Business**

a) Road frontage requirement for back lots

- Diane was told by CEO that a lot on Warren Hill Road will be nonconforming if the frontage on Warren Hill is less than 200 feet. Clarification needed before a piece of the lot is sold. Driveway to the proposed home is over 400’.
- Permits have been issued for backlots (no road frontage).
- Dave stated that per the Zoning Ordinance, if a home business, 100 feet of road frontage is required.
- Katie asked if this is a flag lot. Flag lots are addressed in the Subdivision Ordinance. She questioned why the statement “designed to provide access to roads or shoreline is prohibited” is in the ordinance.
- Katie stated that page 5 of the Zoning Ordinance states that, Cul-de-sacs require 100’ of road frontage for new buildings.
- To be discussed with Travis (CEO) and Joel (KVCOG).
- Dave asked Katie to take the lead when this is discussed at the next meeting.

**IX. Adjournment** -Motion to adjourn, second. Passed 3-0 Meeting adjourned at 7:02 p.m.

Respectfully Submitted  
Diane White

NEXT MEETING – 5/13/2025