

Palmyra Planning Board Meeting Minutes

Date: 9/23/2025

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, Gail Jones, Alternates Michael LePage and Bill Freudenberger

Select Board Members: Herb Bates

Others present: Scott King

Bill Freudenberger will be a voting member

III. Correspondence

- a) *Hammond Lumber sign application (for review on October 14) – There is no fee for a sign application. Discussion about the size of the sign. The ordinance allows a projection of 6". The proposed sign has a 9" projection. The previous sign permit application was reviewed. Mike stated that the current sign is not compliant and more noncompliance should not be allowed. Bill Freudenberger asked if the allowed projection is practical. Herb stated that they should go by the ordinance. Gail questioned the wall area—does it include the entire wall? Diane will contact the applicant to ask them to attend the next meeting. Questions for the applicant: 1) what is the wall area; 2) projection of the sign; 3) sign can take up 10% of the wall area.*
- b) *Dave questioned the need for a permit for a shed that is over 100 s.f. if the shed is not attached to the ground, is moveable, and has only three sides. Bill F and Dave feel that a permit is needed; Mike does not feel that a permit is needed and Gail is unsure.*

IV. Process Land Use Permit Application - *none*

V. Announcements

- a) *Special Selectmen's meeting at St. Albans – 9/25 at 6 p.m. – to discuss law enforcement*
- b) *Hazardous Collection event – 10/4*
- c) *Planning Board and Board of Appeals MMA Zoom Webinar or In-Person – 10/28*
- d) *Referendum and Town Official election – 11/4*

VI. Reports

- a) *Secretary's Report (9/9) – Gail made a motion to accept as written—second by Bill F. Passed unanimously.*
- b) *CEO Report – not present. He told Dave he is working on the solar farm issues.*
- c) *Select Board Meeting Minutes – submitted.*

VII. Old Business

- a) *Zoning Ordinance revisions review - Postponed until all members are present.*
- b) *Planning Board to do list (attached) – Remove 2.e. (Hometown Healthcare sign).*
- c) *After the fact permit fine – Dave was going to recommend an after the fact permit fee of 2 ½ times the regular application fee or \$100 (whichever is greater)—CEO did not seem to agree. The CEO said that he has had this situation happen twice in 16 years. The Select Board is*

looking for a planning board recommendation. Discussion about other noncompliances of the ordinances (tires on Main Street, trees at the solar farm, etc.). Dave explained the procedure to pursue compliance. First step is to send a letter with a deadline for compliance. If the applicant does not comply, the town may have to hire a lawyer.

Since most Planning Board members are not present, there is no recommendation from the Planning Board.

VIII. New Business – none

Bill F asked if we could get a second opinion (from the state) regarding the junkyard on Ell Hill Road. Dave explained that the Select Board permits the junkyards and whether to pursue is their decision.

IX. Adjournment – 7:51 p.m. - Gail made motion to adjourn, Bill M Second, no discussion. All in Favor

*Respectfully Submitted
Diane White*

NEXT MEETING – 10/14/2025