

Palmyra Planning Board Meeting Minutes

Date: 2/24/2026

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, Kathryn Burrill, Bill MacLaren, Alternates Michael LePage and Bill Freudenberger

Travis Gould, Code Enforcement Officer

Diane White, Secretary

Select Board Members: Herb Bates

Corey Collins, Road Commissioner

Others present: Ronald Rowe, Garth Norris, Scott and Teresa Braley (Plymouth Engineering)

III. Correspondence - *none*

IV. Process Land Use Permit Application

a) *Meet with Scott Braley (Plymouth Engineering) re: Dysarts*

Scott Braley gave an overview of the project:

- *DOT plans are online.*
- *One goal is to keep passenger vehicles away from big trucks*
- *Currently in discussion with DOT. DOT will be replacing the bridge on I95 and is taking the Dysart's building into consideration in the design.*
- *This will be built on a 5 acre lot.*
- *This will be a convenience store with 4 pumps for cars/trucks and 3 fueling stations for larger trucks.*
- *There will be a car wash, showers, and maybe a fast food area (if there is room).*
- *About a dozen people will be hired (per shift)*
- *New DOT law provides more control on lighting.*
- *Speed limit along that road will be reduced.*
- *They will hook into Newport's sewer system, but water will be private (wells).*
- *The sewer line will be run under the road and will be placed in a sleeve.*
- *The bridge replacement will begin next summer.*
- *The Dysart's project will require state permits that need to be submitted soon.*

Scott said that the description of the zones and the map are not the same.

Dave explained that there is a discrepancy between the town's zoning ordinance narrative and the zoning map. Per MMA Legal, the map governs. Dave suggests that we ask another lawyer. Mike asked where the certified and dated map is. This map cannot be located. There is a possibility that a special town meeting will be needed to approve of a map.

Bill M stated that the town should take action to create a certified copy of the map (if we don't have one). It should be accurate.

There was a discussion on how to get a copy of the certified map and who would provide it. Travis suggested that whoever does the towns map should produce the map. Scott Braley offered to help. He and Travis will work together. Scott said that they do have to start working on a traffic permit and the map

issue needs to be resolved first. He will do an overly of all 7 maps using the narrative. It can then be sent to whoever does the towns maps.

Procedure to produce a certified map to be researched.

To be discussed at the next meeting (March 10th).

V. Announcements

- a) Candidate's Night – March 3rd at 6:30
- b) Town Election – March 13th 8 am – 7 pm
- a) Town Meeting – March 14th at 10 am

VI. Reports

- a) Secretary's Report (2/17/26) – *Motion to accept the minutes of the public hearing and made by Bill M and second made by Katie. All in favor—passed.*
- b) CEO Report

VII. Old Business

- a) Planning Board to do list
 - *Corey Collins (Road Commissioner) was present to discuss the possibility of creating a culvert ordinance. He explained that they were being put in wrong. Travis suggested a policy approved by the select board. Corey would like the policy to state that the culverts put in by homeowners be in "like new" condition. Dave said that Corey should write what he wants and Dave will help write the policy. Herb suggested that the homeowner buys the culvert and the town install it. Bill M suggested a culvert permit. He will check other town's policies.*
- b) Industrial Zone Area – *discussed earlier.*

VIII. New Business

- a) *Katie said that CMP is trying to get an easement (on part of her property) to run a transmission line. To be discussed next meeting.*
- b) *There may be a new law that would void towns solar and wind ordinances.*
- c) *A copy of the ordinance that Dave has does not include language about the increased minimum lot size being grandfathered. This is not the approved warrant.*

**IX. Adjournment – 7:18 p.m. – Corey made a motion to adjourn—second by Bill Ml. All in favor.
*Meeting adjourned.***

*Respectfully Submitted
Diane White*

NEXT MEETING – 3/10/2026