

Palmyra Planning Board Meeting Minutes

Date: 1/13/2026

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, Gail Jones, Bill MacLaren, Alternates Michael LePage and Bill Freudenberger
Others present: Ronald Rowe, Pat White*

III. Correspondence

- a) KVCOG – workshop on abandoned and discontinued roads – 1/22/26 at 11 am (KVCOG Office in Fairfield)
- b) Grainne Shaw (KVCOG) – LD1829 (Housing Density) information

Gail said that there is some boards at the sawmill on Estes Avenue. He does not yet have a permit. Travis said that if he puts up a sign and is selling boards, he should proceed with the application.

Across from the Trading Post there is a pile of firewood that may be for sale. Travis may have told him he does not need a permit.

Dave asked if the golf course had made any changes. Travis said that they are planning to expand.

IV. Process Land Use Permit Application

V. Announcements

- a) Dog licenses due

VI. Reports

- a) Secretary's Report (12/9/25) – *Motion to accept as written by Corey—second by Gail. All in favor—passed.*
- b) CEO Report
 - *Decommissioning cost for BD Solar submitted. Dave said that if the estimate is up, the increase should be added to the escrow.*
 - *There is an estimate for replacing the screening on the fence. The screening will be replaced.*
 - *They are working on the water test.*
 - *Travis did two inspections at Skills per the new law.*
 - *No recent building or plumbing permits.*
- c) Select Board Meeting Minutes – *minutes submitted.*

VII. Old Business

- a) Planning Board to do list – *add item D – Golf Course.*
- b) Flag Lots – *allowed with a deeded right of way (page 6 section b in the Zoning Ordinance).*
- c) Hometown Health Center Letter of Credit – *Letter of Credit submitted with extension.*
- d) Ordinance updates

- *Grainne Shaw of KVCOG sent copies of the Zoning and Subdivision Ordinances with a few suggested revisions. Email from Grainne stated that if the minimum lot size is increased, the town would lose if someone challenged the change.*
- *Majority of the board approves pursuing the minimum lot size change later. Keep it at one acre for now.*
- *Discussion on lot coverage. Bill M explained that the purpose of limiting the amount of development in commercial and agricultural districts is to maintain some green coverage. Katie suggested 50% coverage allowed.*
- *The size of a commercial building in an agricultural/residential zone will be reduced to 2500 sf.*
- *Members of the board agree to request that the proposed changes be included on the March town meeting warrant.*
- *Planning Board member to attend the Select Board meeting on January 28th and ask if at least three of them can support the suggested changes.*
- *Diane will send copies of the revisions to the Select Board members when available. Bill M will have this ready on Friday.*
- *Public hearing will be scheduled for February.*
- *State definition of dwelling unit will be used.*

VIII. New Business - none

IX. Adjournment – 7:30 p.m. – motion to adjourn—second. All in favor. Meeting adjourned.

*Respectfully Submitted
Diane White*

NEXT MEETING – 1/27/2026