

Palmyra Planning Board Meeting Minutes

Date: 1/27/2026

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

Select Board Members: Herb Bates

Others present: Ronald Rowe, Sam and Lisa Pease

III. Correspondence

a) DOT – Notice of Taking – *For temporary construction rights on Main Street (copy attached).*

IV. Process Land Use Permit Application

a) Sam Pease – questions re: subdivision amendment – *Sam and Lisa Pease want to purchase approximately 2 acres in a subdivision on the Wyman Road (subdivided in 1977). Travis said that he should hire a surveyor to survey and help with the application process. He has hired Marie Lougee. Bill M said that the current owner of the property should submit the application to amend.*

Ron asked about covenants. Travis told him that the town does not enforce covenants.

V. Announcements

a) *Dave had attended a workshop on discontinued roads. The workshop was attended by CEO's, Select Board members, and Planning Board Members. He said that the workshop was very good and he has the email of the speaker.*

VI. Reports

a) Secretary's Report (1/13/26) – *Motion to accept as written by Bill M—second by Corey. All in favor—passed.*

b) CEO Report

- *No recent building or plumbing permits.*
- *A resident who lives on Libby Hill Road (accessed by a right-of-way) would like to purchase the right-of-way so that he can pave it. Travis advised him to keep it as a right-of-way so that he does not create a nonconforming lot.*
- *Pratt's junkyard was approved.*
- *Mark Cumming's sawmill—Dave had talked to him and asked him not to sell wood before he gets a permit from the Planning Board.*
- *Solar Farm – Dave stated that the decommissioning document is nonconforming. It was not filled out by a PE. First and second year was done correctly and changed in the third year. Other issues: no credit listed for salvage, figures were not added up and they did not let the town know when the solar farm was sold. Travis will request a decommissioning document completed by a PE.*
- *Katie spoke with a neighbor of the solar farm who thought that his well would be tested annually. Dave said that one well test was promised to establish a base line.*

c) Select Board Meeting Minutes – *minutes submitted.*

VII. Old Business

- a) Planning Board to do list
- b) Zoning / Subdivision Ordinances review
 - *Summation of suggested changes presented by Bill M (attached).*
 - *Bill M reviewed the changes that he is suggesting.*
 - *He wants to leave the 2 acre minimum lot size suggestion.*
 - *Definitions are the same in both ordinances.*
 - *Dave suggested a separate article to change the minimum building size in a residential area from 5000 sf to 2500 sf. If voters don't approve of this change, it could result in all suggested changes failing. All members agree to Dave's suggestion. Bill M will change this to be a separate article.*
 - *Although Dave supports all the updates to the ordinances, he questioned the urgency of the proposed changes. He suggested a 1 – 2 month delay (to see what changes the state may make) and hold a special town meeting in the spring. Vote taken by the board and two alternates (proceed with requesting voter approval in March).*
 - *Motion made by Corey to proceed with the proposed changes (for the March annual meeting) as per Bill M's summation—second by Dave. 6 in favor—1 against. Dave voted against the motion to move forward for March; he wants to bring this to the voters at a later date.*
 - *Proposed changes to be submitted to the Select Board tomorrow. If they approve, a public hearing will be scheduled in February.*

VIII. New Business

- a) *Dave asked if the Appeals Board was created by ordinance. Diane will check.*

IX. Adjournment – 7:34 p.m. – Corey made a motion to adjourn—second by Gail. All in favor. Meeting adjourned.

*Respectfully Submitted
Diane White*

NEXT MEETING – 2/17/2026