Palmyra Planning Board
Meeting Minutes

Date: 8/25/2026

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, Katie Burrill, Bill MacLaren, Bill Freudenberger, alternate Mike LePage*
Diane White, Planning Board Secretary
Select Board Member Herbert Bates
Others present: Christy Butler, Jeffrey Hardy

III. Correspondence - *none*

IV. Process Land Use Permit Application
a) Ben Dariano of WD Partners had sent a large set of plans for the Walmart renovation. Diane will contact him and ask him to submit an application. Fee has not been paid. September 22nd will be the earliest for review (if the application is submitted in time).

V. Announcements - *none*

VI. Reports
a) Secretary's Report (8/11/2026) - *Motion made to accept as written by Dave—second by Bill M. Passed. Corey abstained—he was not at the last meeting.*
b) CEO Report - *not present*
The solar farm has fixed the fence, but is still working on the trees.
c) Select Board Meeting Minutes – *none to submit*

VII. Old Business
a) Planning Board to do list
- *First item on the To Do list will be moved to the agenda under "old business"*
- *Remove item d (clarify home occupation language)*

b) Home Business description clarification (as it relates to farming)
- *Katie will do more work on this. State permits are required for some activities.*

c) Nonresidential checklist – compare – *Dave submitted one page with suggested additions. To be reviewed and discussed at the next meeting.*
d) Fee Schedule – *Bill M is still working on this.*
e) Land use permit for posting –
- *Diane asked to find a sample of a construction permit for posting near the construction area.*
- *Bill F explained that if a construction permit is required to be posted at the site, questions about the project will be eliminated.*

- *Dave suggested that a paragraph be added to the ordinance. Bill F will submit a paragraph.*
- *The posting to be on orange paper.*

f) Farm/roadside stands (selling cookies, etc.) – *Someone had called to office to inquire about selling cookies at a roadside stand. It is not known if this will be year round or if the person is a resident. More information needed.*

Discussions with Jeff Hardy:

- *Requirement for smaller house lots: Bill M explained that this new law will not affect most of Palmyra because we have no town water and sewer and we do not have a designated growth area.*
- *Jeff asked about year round yard sales. Dave stated that if it is business, they should get a permit from the Planning Board.*
- *Suggestion by Jeff to amend the ordinance to make it difficult for solar farms to come into Palmyra. Herb said that the state makes it hard to stop them.*

VIII. New Business

a) Suggestion to investigate how state rules supersede the town's rules. State rules may change after the election in November. Dave said that Corinna and Hartland are working on permits for solar farms.

IX. Adjournment

6:45 pm – motion made by Corey to adjourn and second by Bill F. Passed unanimously.

Respectfully Submitted
Diane White

NEXT MEETING 9/8/2026