

Palmyra Planning Board Meeting Minutes

Date: 4/14/2026

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, Corey Dow, Katie Burrill, Gail Jones, Bill MacLaren, Alternates Michael LePage and Bill Freudenberger

Diane White, Secretary

Select Board Members: Ron Rowe

Others present: Isaac Sargent, Joanna McCormick

III. Correspondence

none

IV. Process Land Use Permit Application –

a) Hometown Health Sign Permit Application – review will start 4/28 Gail will lead

b) Mark Cummings – Review will start 4/28 Corey will lead

c) Walmart Tenant Space – Review will start 4/28 Katie will lead

V. Announcements – *Planning board zoom webinar*

:- Bill M will not be at the meeting on 4/28

VI. Reports

a) Secretary’s Report 4/24/26 Bill M motion to accept, second by Gail All in favor

b) CEO Report

– Travis gave update- no plan yet on tree replacement and fence repair for solar farm

c) Select Board Meeting Minutes - *submitted*

VII. Old Business

a) Planning Board to do list

- nothing new

b) Revised zoning map

- waiting on response from Webber Surveying

c) Updated subdivision and zoning ordinance review for typo and grammatical errors

Subdivision Ordinance

-Move footnote to page 2 section 2a, regarding grandfathered lots less than 2 acres

-Page 22 second paragraph, change “included” to “includes” and change and the rest of the terms to plural

Zoning Ordinance

-Add Page Numbers

-Page 3 add pole permit to matrix in section 3-5

- Page 3 shift Veterinary Hospitals into alphabetical order
- Page 5 add footnote on grandfathered lots less than 2 acres
- Page 5 add maximum structure height
- Page 12 change included to includes make the rest of the terms plural
- Page 20 add “Since Deleted” to Short form business renewal permit. Add deleted date

Subdivision Check List

- Page 1 change adopted date to 3/14/26
 - Page 4 Item 38, remove “common or shared subsurface wastewater disposal systems shall not be allowed except within mobile home parks”
 - Page 5 item 42 change to “hydrologist AND well driller”
 - Page 7 item 61 remove “common or shared subsurface wastewater disposal systems shall not be allowed except within mobile home parks”
 - Page 8 add 3 new items
 - 75 Minimum lot size 2 acres except for preexisting lots less than 2 acres that were created prior to 3/14/26
 - 76 Minimum street frontage 200’
 - 77 Lot is in compliance with width and depth ratios
- *Correct future item numbers once these 3 new items are added

- C) Grant for funding for ordinance revisions applications is open now, closes July of 2026, have until July of 2027 to use funds
- create budget for revisions

New Business - none

Adjournment – 7:50 p.m. – Bill M made a motion to adjourn—second by Gail. All in favor.
Meeting adjourned.

Respectfully Submitted
Corey Dow

NEXT MEETING – 4/28/2026