

# Palmyra Planning Board Meeting Minutes

Date: 3/24/2026

**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, 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*

**III. Correspondence**

a) DOT – traffic striping and crack sealing project – *letter distributed (copy attached)*

**IV. Process Land Use Permit Application** - *none*

**V. Announcements** - *none*

**VI. Reports**

a) Secretary's Report (3/10/26) – *Bill F asked that the minutes be amended: VII. Old Business to state that he suggested a better description for the boundaries in the commercial and industrial districts. Dave would like to research this when there is time.*

*Motion made by Bill M to accept as amended—second by Gail. 3 votes to accept and 2 abstained.*

b) CEO Report

– *Dave had talked to Travis (CEO). He said the board has a 10,000 sf addition coming (Wal-Mart). It may be for a credit union.*

c) Select Board Meeting Minutes - *submitted*

**VII. Old Business**

a) Planning Board to do list

- *Hometown Health Center road (Fletcher Drive). Dave said that part of the road is not opened. He asked Travis to check.*

- *Katie and Bill M will research impending state law that will require denser housing. Katie said that the new law doesn't seem to apply to us because we have no public sewer or water.*

- *Dave will track a possible proposed law that will allow for more solar farms.*

b) Revised zoning map

- *Bill M said that he met with Travis Gould (CEO), Bill Freudenberger, Pat White and Herbert Bates to review the Zoning Ordinance narrative and the changes made by Scott Braley to the zoning map. They all agreed that the changes made by Scott is a true depiction according to the narrative.*

- Diane will check the status of the map with Priscilla. The goal is to have it back mid-April. There should be signature blocks for the Planning Board, Select Board, and Town Clerk.
- Discussion on using survey points (instead of abandoned roads, etc.) and to use property lines so that the zones don't split the lots.
- c) Land Use Laws – attempt made by Diane to locate the seller. There has been no response.
- d) Updated Subdivision and Zoning Ordinances – The members of the board will review for accuracy and discuss this at the next meeting.
- e) Marie Lougee is helping Sam Pease's with an application for a subdivision amendment.
- f) Waiting for tree replacement at the solar farm. Dave said that there is a minimum height requirement of 8 feet. There may be a specific type of tree required.
- g) Isaac Sargent had concerns about changing the maximum building size in the residential/agricultural zones from 5000 sf to 2500 sf. It was pointed out that this concern is moot because the building size was not changed—it remains 5000 sq ft. The application for these building would go through the code enforcement officer. Dave explained that this is a farming community and buildings used for farming would be exempt. This subject will be considered when discussing the ordinances.  
Bill M will look at the descriptions for farming and agricultural buildings. .

**VIII. New Business - none**

**IX. Adjournment** – 6:45 p.m. – Corey made a motion to adjourn—second by Bill Ml. All in favor.  
Meeting adjourned.

*Respectfully Submitted*  
*Diane White*

NEXT MEETING – 4/14/2026