

Palmyra Planning Board

Meeting Minutes

Date: 6/23/2026

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, Gail Jones, William MacLaren, Michael LePage, William Freudenberger
Diane White, Secretary*

Select Board Members: Ron Rowe, Herb Bates

Others: Isaac and Nathan Hostetler

VIII. **New Business - taken out of order.**

Isaac Hostetler is building a porch on the side of his house. He had talked to Travis (CEO) and was approved for the porch. His question is: can he use the space underneath the porch for his farm stand? The farm stand will be seasonal and he will be selling items produced on the farm (including canned goods). Dave suggested that a home business application may be appropriate. Discussion on the need for a permit since there are many farm stands in town that operate without a permit, and the ordinance states that no permits are needed for farming operations. Corey stated that since the stand will be attached to the house, it makes sense to require a home occupation permit. Bill M said that a permit may offer some protection for Mr. Hostetler (for insurance purposes). Motion made by Dave to request a home occupation application. 4 for and 1 against (Katie). The board agrees that the Hostetler's can start construction on the porch immediately. Nathan asked if taxes will be affected. The addition of the porch can affect the taxes they pay. The business will not raise taxes.

Hostetler's left the meeting.

Planning Board agrees, a home occupation permit can be used for farm stands, but won't be pursued.

III. **Correspondence**

a) Alexis Bradley of Colliers Engineering – additional submissions: State Construction Permit and Barrier Free Permit

Revised application sent—hard copies will be available tomorrow. Construction permit with barrier free submitted. Gail asked about a sign permit. A permit will be required for the marquee sign.

IV. **Process Land Use Permit Application**

V. **Announcements**

a) Public Hearing for Walmart – 7/14/2026

VI. **Reports**

a) Secretary's Report (6/9/2026) - *Motion made to accept as written—second. Passed.*

b) CEO Report – *Not present – He told Dave that the trees will be planted at the solar farm.*

c) Select Board Meeting Minutes – *submitted*

VII. Old Business

a) Planning Board to do list

Bill M asked what is needed for 4.a.1 – question on triplexes, four plexes, condos, etc. Dave explained that work needs to be done to the ordinances to include language on denser housing. Bill M and Bill F will work on this and 4.b. (commercial aspects of rental subdivisions).

Remove: 4.a, b, and c from the To Do List.

b) Non Residential Land Use Application and checklist

Discussion and review to line up numbers of the nonresidential application to the nonresidential check list. Page 1 reviewed and changes made. Diane will create a draft to be reviewed at the July 28th meeting

c) Subdivision checklist status – *This will be put on hold. First priority is to complete a draft of the nonresidential checklist.*

VIII. New Business

a) Isaac Hostetler – question about the need for a permit for his farm stand – *discussed earlier.*

IX. Adjournment

7:25 pm – motion made by Bill M to adjourn. Second by Gail. Passed unanimously.

*Respectfully Submitted
Diane White*

NEXT MEETING 7/14/2026