

Palmyra Planning Board Meeting Minutes

Date: 4/23/2024

Public Hearing - Hannah Russell– Land Use Application to open a Commercial Kitchen - 1422 Main Street for wholesale baking (Map 5, Lot 26) – Review led by the Chair (see attached).

Call to order and flag salute - The regular meeting was called to order by the Chair at 6:02 p.m.

I. Roll call

Planning Board Members present: Chair David Leavitt, Gary Beem, Corey Dow, Katie Burrill, Michael LePage (alternate)

Diane White, Secretary

Select Board members: Brian Barrows, Dave Gilbert, Vondell Dunphy, Jo-Anne Brown, and Herbert Bates

Priscilla Jones, Administrative Assistant

Others Present: Amy, Sierra and Eli Beem, Hannah Russell, Gail Jones, Laurie Wilber, Hattie and Charlie Spaulding

II. Correspondence - none

III. Process Land Use Permit Application

a) Hannah Russell–renting a space at 1422 Main Street for wholesale baking (Map 5, Lot 26)

Dave stated that at the last meeting the only open issue was about outside lights. Hannah said that there are lights. Motion made by Katie that the application be accepted as compliant. Second by Gary. Passed 3-0 (Corey abstained – he was not present at last meeting). Finding of Facts signed by the Board (attached). Permit approved and signed.

V. Announcements - none

VI. Reports

a) Secretary's Report (4/9/2024) – *One correction by Dave—correction previously made. Motion by Katie to accept as written. Second by Corey. Passed 4-0.*

b) CEO Report – *Dave had talked to Travis (CEO). He told him that the Board will not be reviewing the Zoning Ordinance tonight. Dave asked Travis to attend the next meeting and Travis agreed. Joel Greenwood (KVCOG) has also agreed to attend. Zoning Ordinance to be reviewed.*

VII. Old Business - None

VIII. New Business – None

Dave announced that tonight is Gary's last meeting. He thanked him for 20 years of service to the town as a member of the Planning Board. Dave stated that it was a pleasure to serve with Gary on the Planning Board. Laurie Wilber (former Planning Board member) told Gary that she enjoyed working with him on the Planning Board and that she learned a lot from him. Brian Barrows presented Gary with a framed letter from the Select Board (letter attached) and told him that there is a plaque they would like to present, but it has not come in yet. Brian read the letter. Refreshments were served.

IX. Adjournment - Meeting adjourned at 6:15

Respectfully submitted, Diane White, Secretary

NEXT MEETING - 5/14/2024

PUBLIC HEARING

April 23, 2024

6:00 P.M.

Hannah Russell – for a new business to be located at 1422 Main Street (commercial kitchen for wholesale baked goods)

1. Call to order
2. Determine quorum – *quorum present*
3. The purpose of this public hearing is for the review of the Nonresidential Land Use Permit Application submitted by Hannah Russell for the purpose of renting a space in an existing building located at 1422 Main Street to operate a commercial kitchen for wholesale baking.
4. I make a motion that the Planning Board has jurisdiction to hold this public hearing based upon the Town of Palmyra Nonresidential Land Use Ordinance. *Motion made by Corey and second by Katie that the Planning Board has jurisdiction. Passed 4-0.*
5. I make a motion that the applicant has the right to appear before the Planning Board since their application was approved as complete for the purpose of holding a public hearing at our meeting of April 9, 2024. *Motion made by Corey and second by Katie that the application was approved as complete for the purpose of holding a public hearing. Passed 4-0.*
 - Does the applicant wish to make a statement related to their application/project? *Hannah stated that she is grateful for the opportunity.*
 - Are there any questions from the Board or public? *No questions.*
 - Are there any further comments from the applicant or the public? *No comments.*

If no further questions or statements, this hearing is closed. *The hearing was closed at 6:01 p.m.*

4/23/2024

Dear Gary,

On behalf of the Palmyra Selectboard, We are writing to express our heartfelt gratitude for your twenty years of dedicated service on the Palmyra Planning Board. Your commitment, expertise, and unwavering dedication have made a significant impact on our community, and we are deeply thankful for your contributions.

Throughout your tenure on the Planning Board, you have consistently demonstrated a remarkable ability to navigate complex issues with wisdom and integrity. Your leadership has been instrumental in shaping the future development of Palmyra, ensuring that our town grows in a sustainable and inclusive manner.

Your passion for community engagement and your willingness to go above and beyond in your responsibilities have not gone unnoticed. Your efforts have helped foster a collaborative spirit within the Planning Board and have inspired others to become more involved in local governance.

As you reflect on your twenty years of service, please know that your hard work has left a lasting legacy in Palmyra. The projects you have been involved in, the decisions you have made, and the relationships you have built have all contributed to making our town a better place to live, work, and play.

While we will miss your presence on the Planning Board, we are grateful for the opportunity to have worked alongside you. Your leadership, expertise, and friendship will be greatly missed, but we are confident that your impact will continue to be felt in our community for years to come.

Once again, thank you, Gary, for your invaluable service to the Palmyra Planning Board. We wish you all the best in your future endeavors, and we look forward to crossing paths with you again soon.

Warmest regards,

Palmyra Selectboard

Brian Barrows
Herb Bates
Jo-Ann Brown

Vondell Dunphy
David Gilbert

Gary Beem celebrated his final meeting as a member of the Palmyra Planning Board on April 23, 2024. The Planning Board, Select Board, and residents gathered to thank Gary for his service as a Planning Board Member since 2005 (16 years as Chair). Pictured from left to right: Dave Leavitt, Gary Beem, Corey Dow, and Kathryn Burrill (Planning Board members).

