

Palmer Planning Board

Planning Board Meeting Minutes

Monday, December 28, 2015

I Call to order

Vice Chairman Norman Czech called the meeting to order at 7:00PM on Monday, December 28, 2015 in the Town Administration Building Meeting Room. Present were Kathleen Burns, Thomas Skowrya and Andrew Golas. Chairman Michael Marciniac was absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Continuance

Nellum Realty, continued from September 14, 2015 and October 19, 2015 and December 7, 2015

The applicant, Nellum Realty, is seeking a Special Permit and Site Plan Approval as required by sections 171.28, and 171.62, to store self- service storage containers at the property located at the 1181 Park Street, Palmer MA. This parcel is also known as Assessors Map 56, Lot 10.

Present was applicant, Michael Glabicky. Mr. Glabicky submitted an updated site plan dated December 3, 2015.

It was stated that all containers should be uniform in shape and size, and keeping it looking neat.

Motion was made to grant Special Permit by T.Skowrya. Seconded by K.Burns. Motion passed (3:0)

Motion was made to grant Site Plan Approval by K.Burns. Seconded by A.Golas. Motion passed (4:0)

*7:18PM**M.Marciniac joined meeting***

Public Hearing; Mark Campbell, Golf Center

The applicant, Mark Campbell, is seeking a Special Permit and Site Plan Approval as required by sections 171.28, 171.55 and 171.29, for the construction of a mini golf course and associated site improvements located at Ware Street (Route 32), Palmer MA. This parcel is also known as Assessors Map 42, Lot 2-1. N.Parker read public hearing notice.

Present was applicant, Mark Campbell, landowner, Caron Lenard, and their representative, Donald Frydryk, of Sherman and Frydryk engineering.

Present representing the town was John Furman, of Vanasse, Hangin & Brustlin, (VHB).

D.Frydryk presented the project. It was stated that the project has 2 phases. He explained the existing conditions plan which contained the access road off of Rt 32, the driving range and the parking. Parking area is gravel and stone. There is an existing clubhouse, and maintenance building on site.

D.Frydryk stated that phase 2 were batting cages which are shown on plan but not currently in operation. The mini golf course was also approved in phase 2 but has since expired. The applicant proposes a mini golf area to the south of the existing entrance way which is labeled phase 2A.

He also said the site is not in the natural heritage area, and has no floodplain concerns.

J.Furman went over his review dated December 28, 2015. He stated it was difficult to review, in the sense that there were previous approvals that he was unaware of, and what was proposed.

There were 2 waivers requested, landscaping and topographic map. Since it is a mini golf center, it was recommended that a waiver not be granted. The map should be updated if significant work needs to be done. If only minimal work is needed, then a waiver is supported.

J.Furman noted the lack of delineation for parking on the site, considering it is gravel and stone. It was also noted that parking needs to be a hard surface.

Maintenance equipment is currently outside of the building. Applicant stated that he will be cleaning out the storage garage to put the mowers, etc. into shed.

It was stated that there is a temporary sign in the center of the entrance way, that appears to be in the public way. It was relayed to applicant that a permanent sign needs to replace the temporary sign.

It was also stated that sanitary cans are there all season long and should be put on the plan.

There was discussion over ADA requirements and the need for compliance.

It was also stated that design for mini golf structures and elevations, along with a landscaping plan that needs to be provided.

M.Marciniac suggested that the Board of Health and the Building Inspector should provide comment.

J.Furman went over his Stormwater review dated December 28, 2015

All calculations seemed appropriate for design. Applicant needs to provide inspection dates. It was noted that there is a drain line that goes under Route 32 and onto parcel. D.Frydryk stated that it is a culvert that goes from one side of the road to the other. It is not necessarily a drainage feature but a manhole was installed to catch stormwater and sends it to the outlet.

Applicant stated that it is the same firm that created Fenway Golf in East Longmeadow.

Motion was made to continue hearing to January 25, 2016 at 7:00Pm by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Continuance, Angelica Properties, 1294 Ware St. Continued from November 16, 2015; December 7, 2015

There was a request by the applicant, dated December 28, 2015 to continue to the next regular scheduled meeting.

Motion was made to continue to January 11, 2016 at 7:45PM by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Minutes:

November 9, 2015

Motion was made to approve minutes as amended by N.Czech. Seconded by K.Burns. Motion passed (5:0)

December 7, 2015

Motion was made to approve minutes by A.Golas. Seconded by N.Czech. Motion passed(4:0:1) Skowyra

Knox Pond Construction Report # 98

Motion was made to acknowledge receipt of report by N.Czech. Seconded by K.Burns. Motion passed (5:0)

It was relayed to the Board that the Pioneer Valley Planning Commission Major Accomplishments and Resolves for 2015 is in the office if any member would like to review it.

Final 2015 Gravel Reports

J.Furman went over his report dated November 8, 2015

RDL Associates; Will be applying for a new permit and moving into phase 3

RB Enterprises: Doing a lot of closeout, noticeable ATV use.

JJC Materials; discussing closeout

Edge Realty/ Palmer Paving; no issues. New earth removal permit issued November 2015

Motion was made to acknowledge receipt of reports by A.Golas. Seconded by N.Czech. Motion passed (5:0)

IV Adjournment 9:20 PM

Motion was made to adjourn at 9:20PM by N.Czech. Seconded by A.Golas. Motion passed (4:0)

Andrew M. Golas, Clerk