

Palmer Planning Board

Planning Board Meeting Minutes

Monday, January 25, 2016

I Call to order

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

II New Business

7:00PM Continuance, Mark Campbell, 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.

Present representing applicant was Keith Terry, of Sherman & Frydryk Engineering. The applicant, Mark Campbell was also present. John Pezzetta, miniature golf designer, was also present and stated he built Fenway I and Fenway II.

The Board stated that there was no comment review, as the revisions were just submitted to the reviewing engineer. Mr. Campbell and Mr. Pezzetta were present to review the mini-golf design, and passed out a brochure for the Board presenting pictures of what it may look like.

It was relayed to the Board that the landscaping lighting will be at each hole, and the landscaping will be vegetation stone, artificial turf, ponds and waterfalls. It was described as "low-key". It was also stated that there will be fencing around ponds to avoid accidents.

There was conversation regarding the elevation to which there was no definitive answer. It was requested of the Board that they discuss the design standard in detail with their engineer and present something more complete.

Motion was made to continue hearing to February 8, 2016 at 7:00PM by N.Czech. Seconded by T.Skowrya. Motion passed (5:0)

7:20PM Continuance Baldyga Auto Body

The applicant, Mark Baldyga, of 10 Fieldstone Drive was present. Present representing applicant was Atty. James Martin, of Robinson Donovan, P.C. Also present representing applicant was Keith Terry, of Sherman & Frydryk Engineering.

The Board informed the applicant that the resubmission that the office received on Thursday, January 21, 2016 has not yet been reviewed, as they were mailed to the reviewer and were received Monday, January 25.

It was noted that there were a couple of issues present. One is whether the project can be reviewed as two when it was first applied for as one. The other is the fact that the three family house frontage is on a private way.

Atty. Martin presented an old SANR from 2000 that used East Palmer Park Drive as frontage, in so allowing the applicant to do it again, stating there is legal precedence. He stated that in his opinion there is no prohibition of using a private way as frontage. Atty. Martin stated that he would provide a legal opinion stating the support of frontage on a private way argument.

The Board felt that just because it was done once, that does not mean that it was right, and a legal opinion stating that there is legal frontage on a private way should be proven.

Atty. Martin stated that he would present the opinion that East Palmer Park Drive is legal frontage for the three family home on the lot. The Board again asked him to provide documentation that clarifies the right to use a private way as legal frontage.

It was stated that the shed/building noted on the plan is for landscape and farm equipment.

Keith Terry reviewed the revision of the plans specific to the stormwater. He stated that the proposed building has been moved approximately 18 feet closer to the infiltration basin. He also stated that the infiltration basin has been reduced slightly. The drainage coming from the hillside above will be collected and directed to a grass swale and wrap around the paved area to a drop inlet, which will deliver the water over to the infiltration basin. He stated that this plan does not change the watershed from the previous plan. He stated that with this system, when the flow goes into the Route 20 the flow is less than is currently.

Sign location is shown on the plan near 20 feet off of the front of the property line with a maximum height of 10 feet.

There was one abutter present, Margaret Ferry, of 1397 Park Street, inquiring about landscaping and lighting.

Exterior lighting will be wall pack downcast from the soffits. There is no proposed pole lighting on the site. The applicant stated that there will be no intrusion on the neighbors and will be minimal.

Keith Terry stated that a landscaping plan showing buffers from residential to business zones will be submitted. Mr. Baldyga stated it may be changed to a fence, and will discuss it with the abutter.

Motion was made to continue hearing to February 8, 2016 at 7:20PM by T.Skowyra. Seconded by N.Czech. Motion passed (5:0)

7:45PM Continuance from January 11, 2016

M.Marciniec stated that due to an administrative error the continuance was not put on the agenda. The hearing will be re-advertised and abutters will be re-noticed and the hearing will be continued to February 22, 2016 at 7:00PM.

Motion was made to continue hearing to February 22, 2016 at 7:00PM by K.Burns. Seconded by T.Skowyra. Motion passed (5:0)

Knox Pond Construction Report #99

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

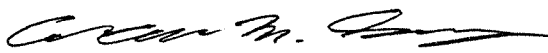
2016 Spring CPTC Conference information was distributed to the Board. The conference will be held March 19, 2016

III Town Planner Update:

Town planner Linda Leduc sent a letter dated January 12, 2016 to an interested business owner looking to moving into town, at the address 1221 South Main Street. The letter explained to prospective owner, Michael Linton, that his proposed business is appropriate for the zone in which the parcel is in, Industrial A.

IV Adjournment

Motion was made to adjourn at 8:02PM by T.Skowyra. Seconded by K.Burns. Motion passed (4:0)



Andrew M. Golas, Clerk