

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, June 27, 2016

### **I Call to order**

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, June 27, 2016 in the Town Administration Building Meeting Room. Present were Kathleen Burn, Norman Czech and Andrew Golas and Thomas Skowyra. Also present was Town Planner, Linda Leduc, recording minutes.

### **II New Business**

#### **7:00PM Pubic Hearing**

##### Palmer Green Estates, Finding for alteration of a pre-existing, non-conforming structure

The applicant, BC Palmer Green LLC, c/o Beacon Communities LLC, of Two Center Plaza, Suite 700, Boston, MA 02108 is seeking a Finding under section 171.83K for the alteration of a pre-existing, non-conforming use or structure other than a one or two family dwelling for the property located at One Beacon Drive, Palmer, MA. The applicant is proposing to upgrade and improve existing exterior site amenities and convert some on site features such as tennis court, basketball court and playground to more relevant needs of the community. This parcel is also known as Assessor's Map 12, Parcel 30.

L.Leduc read the public hearing notice.

Present representing applicant was, Emily Bouton of Beacon Communities.

She reviewed the project explaining that currently the community does not conform to today's standards. She also stated that they will be replacing the playground to a community garden, upgrading the pool and gazebo along with other upgrades for current accessibility standards, such as sidewalk repairs, mainly focusing on interior renovations. She submitted copies of 11 X 17 existing conditions and changes to property.

No members of the public were present. It was understood that this is a pre-existing non-conforming use, as the project was granted in 1979.

Motion was made to approve Finding by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

SANR Anton Family Trust Beech Street

The family is splitting property into 3 parcels.

Motion was made to approve SANR by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

#### SANR Anton Family Finding Trust

Parcel is to be divided, still non- conforming but this modification will allow each structure to be on its own parcel with no sewer line on different parcels.

Motion was made to approve SANR by N.Czech. Seconded by T. Skowyra. Motion passed (5:0)

#### Amherst Railway Society. Waiver of Site Plan

A request for a waiver of site plan was requested from the Amherst Railway Society to occupy the former Crossway Christian Church, and before that, the former grange, located at 1130 S. Main Street.

Present was Treasurer of the Amherst Railway Society, David Royce, along with the President, Bruce McCullough.

The parcel is located on the river and has ample parking. The Board would like to welcome the Amherst Railway Society to the community.

Motion was made to grant waiver of site plan by T.Skowyra. Seconded by N.Czech. Motion passed (5:0)

#### Knox Pond Construction Report #104

Motion was made to acknowledge receipt of report by T. Skowyra. Seconded by A.Golas. Motion passed (5:0)

#### JT Browne Application

A letter was sent from JT Browne requesting an extension although the permit is expired. They stated that the application will be in by the end of July.

It was also stated that it has been approximately 9 months since it's expired, and no close out has occurred.

The Board stated that if the application is not submitted by the end of July, the Board will request Zoning Enforcement Officer take action.

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

#### Maple Leaf Correspondence

The Board received a letter dated June 14, 2016 from Mark Morasco regarding open industrial space at 9 2<sup>nd</sup> Street. They relayed to the Board that they may have a tenant coming in.

Abutting Town Notices were distributed to the Board

May 2016 Interest Allocation Request

Motion was made to acknowledge receipt by K.Burns. Seconded by A.Golas. Motion passed (5:0)

A letter was submitted to the Board of Health that provided a copy to the Board regarding a Puerto Rican food at the former Dominic's restaurant in the village of Three Rivers.

Zone Change Referral form Town Council; Lawrence Street

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

**III Board Member Comments**

The Board was in receipt of comments from Chris Heep regarding the Memorandum of Understanding. The Board would like to send an e-mail to Chris in support of the comments.

Motion was made to send e-mail supporting comment by T.Skowyra. Seconded by K>Burns. Motion passed (5:0)

**IV Adjournment**

Motion was made to adjourn at 8:10PM by T.Skowyra. Seconded by K.Burns. Motion passed (5:0)

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Kathleen Burns, Clerk