### Palmer Planning Board

Planning Board Meeting Minutes

Monday, May 6, 2013

1. Call to order

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, April 22, 2013 in the Town Meeting Room #1. Present were members Kathleen Burns, Norman Czech, and Andrew Golas and Thomas Skowyra. Also present were Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

**1. 7:00PM-** Lori Walder- Ground Sign. Lori Walder, 170 Griffin St, Bondsville, is seeking a Special Permit as required by section 171.94 A. (2) (c) [2] to install a ground sign in the VC I District, at the property located on 1327 Main Street, Palmer and also known as Assessors Map 58, Lot 208-1.

M.Marciniec opened the Public Hearing. Nicole Parker read the Public Hearing Notice.

Lori Walder was present and spoke on her behalf. Ms. Walder passed around pictures of parcel and existing building. The purpose of the sign is to promote her property management business as well as other small businesses she is affiliated with, with the intention to help other small businesses in Town prosper.T. Skowyra questioned whether or not there is a site line problem from the southerly view. Ms. Walder said it is not a problem. Ms. Walder’s presented a sign design choice, which will total 20 square feet.

Motion was made to approve Special Permit by N.Czech. Seconded by A.Golas. Motion passed (5:0)

**2. 7:15PM**- Northeast Realty, Requesting to consider amending the Town of Palmer Zoning Map for a change of zoning districts from the Rural Residential District to the Highway Business District for a 3 acre portion of an existing 115 acre parcel located on Thorndike Street and owned by Northeast Realty Associates, LLC. This subject parcel is also known as Assessor’s Map 13, Lot 32.

Present and representing the land owners were Attorney Stephen Spelman, Leon Dragone, Zach Dragone, and James St. Amman. Also present were John Thomas, P.E, Principal of Biels and Thomas, and Attorney James Rooney, representing Tennant, Mohegan Sun.

M.Marciniec read a letter dated May 1, 2013 from Attorney Stephan Spellman regarding Northeast Realty’s participation on partnering with Mohegan Sun in developing auxiliary sites.

John Thomas brought in a zoning map that portrayed 3.367 acres of land that wasn’t recognized in the rezoning from Rural Residential to Highway Business when the entire parcel was originally rezoned in 2000. Due to no accurate and detailed survey, there was a mistake in zoning Map 13, Lot 132. This request is simply to clean up an administrative error. The parcel was surveyed properly in 2005 and reflects the 3.367 acre parcel that was mistakenly left out of the HB rezoning. The Board believes the rezoning is parcel based, and that it should have been all highway business.

Motion was made to forward recommendation to the Town Council that the zoning identification of the remaining parcels be changed from RR (Rural Residential) to HB (Highway Business) by N.Czech. Seconded by A.Golas. Motion passed (5:0)

**3. 7:30PM**- Russell Baker, Crossroads, Route 20 Flea Market Application, Map 3, Lot 1

No new information was provided so matter has been put onto the May 20, 2013 agenda.

**4. 7:35PM** SANR – Helder Nunes- Owner .Baptist Hill Road. Map 17, Lot 13

An SANR was submitted requesting 6 tracts of land be combined to one parcel to accommodate a Solar Farm that the land has been leased for.

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

**5. 7:33PM**- Letter of Referral from Town Council for Medical Marijuana Moratorium

Motion was made to acknowledge receipt of referral and set hearing date by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

M.Marciniec recommended it go on the June 3, 2013 agenda.

**6. 7:40PM** - Minutes

May 21, 2012- Motion to approve made by N.Czech. Seconded by A.Golas Motion passed (5:0)

June 4, 2102- Motion to approve made by K.Burns. Seconded by A.Golas. Motion passed (5:0)

August 27, 2012 Motion to approve made by N.Czech. Seconded by A.Golas. Motion passed (5:0)

March 18, 2013 Motion was made to approve made by N.Czech. Seconded by K.Burns. Motion passed (5:0)

April 1, 2013 Motion was made to approve with amendments by A.Golas. Seconded by K.Burns. Motion passed (5:0)

**7. 9:16PM** Knox Pond Construction Report # 65

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

**II Board Member Comments**

**7:50PM** Abutter at 125 North Street, adjacent to PV project which is under construction, called the office regarding some unsightly trees that were left standing alone on the property line. M.Marciniec stated that he had previously spoken with Jason Browne who said he will handle the removal of the trees.

**7:55PM** Russell Marrier/ Flea Market Application Map 2, Lot 77/78-1

Town Planner submitted the standard letter expressing concerns over the application and actual lots being utilized that do not belong to the Applicant. The Board expressed concern regarding lack of information for project and issues raised in Town Planner’s letter. The Board deferred matter to the Town Manager’s office.

**III Adjournment**

**8:10PM** Motion to adjourn was made by T.Skowyra. Seconded by N.Czech. Motion passed (5:0)

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Andrew M. Golas, Clerk