

**Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, January 23rd, 2023**

**I. Call to Order**

Chairman Mike Marciniac called the meeting to order at 7:00 PM on Monday, January 12th, 2023, in the Planning Department office. Vice Chairman Norm Czech, Clerk Kathy Burns, Member Timothy Cienciwa was present. Also present was Administrative Assistant Rebekah Wright recording minutes. Member Michael Dee was present virtually via Zoom.

**Public Hearings:**

**7:00 pm- 111b Breckenridge-SPA/SP/SW-Continued from 8/15/22 and 9/12/22:** The applicant, Oraka Wellington, is seeking a Special Permit and Site Plan Approval as required by section 171.28 site plan and 171.124 marijuana establishment, to renovate a portion of the existing building and to construct an approximate 3,000 sqft marijuana cultivation facility at the property located at 111b Breckinridge St, Palmer MA. This parcel is also known as Assessor's Map 59, Lot 37-1.

**Discussion:**

**7:01pm:** Discussion with Attorney Brian Falk re: Green Adventures, LLC

**7:15 pm: Double R Enterprises (Adaptas): Continued from 12/19/22:** The applicant, Double R Enterprises LLC, is seeking a Site Plan Approval as allowed under section 171-29 to expand the existing parking and lighting on site, as well as interior site improvements at the property located at 9 Second St, Bondsville MA. This parcel is also known as Assessor's Map 34 Lot 16.

**7:30 pm- ADMass 4, LLC (Green Gold Group): SP/SPA: Continued from 12/5/22:** The applicant, ADMass 4, LLC is seeking a Special Permit and Site Plan Approval as required by sections 171-28, 171-29, 171-124, to redevelop the existing building to conduct marijuana retail sales on the property located at 1140 Thorndike St, Palmer, MA. This parcel is known as Assessor's Map 65, Lot 8.

**New Business:**

- Waiver of Site Plan: Tangs Restaurant - 1581 N. Main
- Meeting Minutes: 1/9/23, 1/12/23
- Abutting Town Notices
- Interest Allocation Report

**Board Member Comments:**

- Masterplan Implementation Committee Update

**Town Planner Update:**

Nexamp Solar Sound Testing Report

**II. Public Hearing:**

**7:00 pm- 111b Breckenridge-SPA/SP/SW-Continued from 8/15/22 and 9/12/22:**  
M. Marciniac explained to the Board the applicant requested a continuance.

**A motion to continue the hearing to 3/6/23 at 7:00pm was made by N. Czech, seconded by K. Burns. The motion passed 4:0:1 with T. Cienciwa abstaining.**

**Discussion:**

**7:01pm: Discussion with Attorney Brian Falk re: Green Adventures, LLC**

Present were Attorney Brian Falk on behalf of the Planning Board, as well as The applicant's Attorney Isaac Fleisher. B. Falk briefed everyone on the fact that the Special Permit was denied. He stated that there are three options to move forward with. The first being to reconsider the vote, the second being to have the applicant withdraw without prejudice, and the third being to file the denial.

M. Dee was asked if he would be willing to reconsider his vote, and if not then why. He stated no he would no reconsider his vote under any circumstances. He stated his concern was the close proximity of the dance school.

I. Fleisher went over the buffer requirements for medical and recreational cannabis, and reiterated that they both have the same buffer requirements.

Brief discussion proceeded.

**A motion to accept the request to withdraw the application without prejudice was made by K. Burns, seconded by N. Czech. The motion passed 4:0:1 with T. Cienciwa abstaining.**

**A motion to reply to the email accepting the withdrawal without prejudice was made by K. Burns, seconded by N. Czech. The motion passed 4:0:1 with T. Cienciwa abstaining.**

**7:15 pm: Double R Enterprises (Adaptas): Continued from 12/19/22:**

M. Marciniac opened the hearing at 7:40pm.

**A motion to continue the hearing to 2/27/23 at 7:00pm was made by N. Czech, seconded by M. Dee. The motion passed 5:0.**

**7:30 pm- ADMass 4, LLC (Green Gold Group): SP/SPA: Continued from 12/5/22:**

M. Marciniac opened the hearing at 7:42pm.

**A motion to continue the hearing to 2/27/23 at 7:15pm was made by N. Czech, seconded by K. Burns. The motion passed 5:0.**

**Waiver of Site Plan: Tangs Restaurant - 1581 N. Main**

**A motion to grant the waiver of site plan was made by N. Czech, seconded by T. Cienciwa. The motion passed 5:0.**

**Meeting Minutes: 1/9/23**

**A motion to approve the minutes as written was made by N. Czech, seconded by T. Cienciwa. The motion passed 5:0.**

**Masterplan Implementation Committee Update**

T. Cienciwa updated the Board that the MPIC met with the Parks and Recreation director Andrew St. George. He stated that Andrew is working on getting disk golf at Burleigh Park and is looking for sponsors to build it.

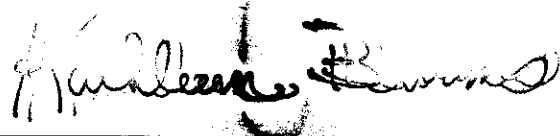
He also stated that Andrew is looking to get baseball leagues, summer camps as well as seeking funds to add a bathroom at the park.

**Nexamp Solar Sound Testing Report**

**A motion to acknowledge receipt and meeting condition #6-8 of the sound testing report was made by K. Burns, seconded by N. Czech. Motion passed 5:0.**

**Adjournment**

A motion to adjourn the meeting at 8:12 pm was made by K. Burns, seconded by N. Czech. The motion passed 5-0.

A handwritten signature in black ink, appearing to read "Kathleen Burns", written in a cursive style. The signature is positioned above a horizontal line.

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Kathleen Burns, Clerk