

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, January 8th, 2024**

I. Call to Order

Chairman Michael Marciniec called the meeting to order at 7:00 PM on Monday, January 8th, 2024, in the Planning Department Office. Vice Chairman Norman Czech, and Members Scott Day and Shelby Lamothe were present. Also present was Town Planner Heidi Mannarino recording minutes. Member Michael Dee was absent.

Public Hearings:

7:00 PM: 2022-2026 Main Street- Site Plan Approval- The applicant, Justin Dias, is seeking a Site Plan Approval as allowed under section 171-29 to demolish a portion of the existing building and expand portion of the building's existing face at the property located at 2022-2026 Main Street, Three Rivers MA. This parcel is also known as Assessor's Map 70 Lot 86.

New Business:

- ***Sherwood Lumber Site Inspection***
- ***Dumplin Brook Site Inspection***
- ***Meeting Minutes: 12/18/2023***
- ***Abutting Town Notices***
- ***Interest Allocation Report***

Old Business:

Board Member Comments:

- ***Masterplan Implementation Committee Update***

Town Planner Update:

Next Meeting Date: TBD

II. Public Hearings:

7:00 PM: 2022-2026 Main Street- Site Plan Approval

Chairman M. Marciniec opened the hearing at 7:03 PM. Present was Christopher Karney, PLS of Pioneer Valley Land Planning, Brien Baker of Simple City Studio, and applicant Justin Dias.

M. Marciniec starts by noting that there was no peer review necessary for these plans as there was no stormwater permit needed.

C. Karney begins a brief overview of the proposed project. He notes that the portion of the building that is proposed to be demolished, "2022 Main Street", is very close to the property line. M. Marciniec asks the distance to the property line from the eastern side of the building to which C. Karney responds that it is 19 feet from the eastern property line and 21 feet from the back property line.

C. Karney states that by removing said portion of the building, there will be a reduction of building coverage and by bringing the other storefronts flush with one another it will create a matching façade. C. Karney adds that the area will be loamed and seeded post demolition.

C. Karney stated that the applicant had met with the DPW about effluent wastewater and determined that they will need to upgrade to an 8” wastewater pipe to handle the load from the laundromat.

M. Marciniac asked about plans for the exterior lighting, to which B. Baker responded that all lighting would be shielded and dark sky approved. N. Czech asked where the parking area is, B. Baker replied that there is public parking in the rear of the building on a town owned parcel, as well as parking on the street.

No further discussion.

A motion to approve the request for a determination of inapplicability of stormwater management was made by N. Czech, seconded by S. Lamothe. The motion passed 4-0.

A motion to grant the Site Plan Approval was made by N. Czech, seconded by S. Lamothe. The motion passed 4-0.

New Business:

Minutes

A motion to approve the minutes of 12/18/2023 with amendments was made by N. Czech, seconded by S. Lamothe. The motion passed 4-0.

Sherwood Lumber Site Inspection

M. Marciniac gave a brief overview of the site inspection at Sherwood Lumber, noting that in attendance was himself, S. Lamothe and H. Mannarino. He stated that the detention basin was functioning properly as he had conducted several visits and monitored the drawdown rate. H. Mannarino notes that some of the plantings were undersized and a few even buried in snowbanks from plowing. M. Marciniac states that there will be a follow-up in the spring to ensure stabilization of the disturbed areas and survival of the plantings.

Brief discussion ensued.

Dumplin Brook Site Inspection

H. Mannarino states that herself and N. Czech conducted a follow-up site inspection to evaluate stabilization efforts at the Dumplin Brook solar site. H. Mannarino cites that additional erosion controls were added including straw wattles and erosion control blankets. M. Marciniac states that the erosion control blanket is typically put over topsoil, however no topsoil was added before implementing this control. N. Czech adds that a security gate was scheduled to be installed.

M. Marciniac states that there are still concerns involving the detention basin’s functionality. H. Mannarino agrees stating that there will need to be a follow-up in the spring to monitor stabilization.

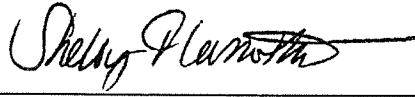
Brief discussion ensued.

Abutting Town Notices & Interest Allocation Report

Were available in the Board's dropbox for review.

Adjournment

A motion to adjourn the meeting at 7:33 PM was made by N. Czech, seconded by S. Day. The motion passed 4-0.



Shelby LaMothe, Clerk

