

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, December 18th, 2023**

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:00 PM on Monday, December 18th, 2023, in the Planning Department Office. Vice Chairman Norman Czech, and Members Michael Dee and Shelby Lamothe were present. Also present was Town Planner Heidi Mannarino recording minutes. Member Scott Day was absent.

Public Hearings:

7:00 PM: 1417 Park Street- Finding- The applicant, James Rocca, is seeking a Finding under section 171.83K for the alteration of a preexisting non-conforming structure or use other than a one-family or two-family dwelling at the property 1417 Park Street Palmer MA. The applicant proposes to construct 2 additional units within the existing footprint of the motel. This parcel is also known as Assessor's Map 2, Lot 95.

New Business:

- Extension of Special Permit- SP23-02: 405-407 Shearer St, Kali Cannabis, LLC
- Acknowledgement of ADA accessible ramp within setback: 1140 Thorndike St, Green Gold Group
- Dumplin Brook & Swift River Solar - Stormwater Inspections
- Meeting Minutes: 12/11/2023
- Abutting Town Notices
- Interest Allocation Report

Old Business:

- Baptist Hill Solar- 11.29.23 Stormwater Inspection Report

Board Member Comments:

Public Hearings:

7:00 PM: 1417 Park Street- Finding

Chairman M. Marciniac opened the hearing at 7:00 PM. Town Planner Heidi Mannarino read the public hearing notice. Present were applicants James Rocca and Chad Lynch.

J. Rocca gave a brief introduction of the proposed work and provided photographs of the exterior of the building. M. Marciniac asked what the existing non-conformity is, to which C. Lynch replied that there is insufficient frontage.

M. Marciniac asked if there will be any exterior alterations such as changes to parking or lighting. J. Rocca responded that there will be no alterations to the exterior of the structure, the only alterations will be to the interior and will expand the use by creating 2 more units within the building. M. Marciniac stated that any future changes to the site including but not limited to paving or drainage should come before the Planning Board.

A motion to grant the finding was made by N. Czech, seconded by M. Dee. The motion passed 4-0 at 7:06 PM.

New Business:

Extension of Special Permit- SP23-02: 405-407 Shearer St, Kali Cannabis, LLC

M. Marciniac explained that an extension for this project is permissible under zoning since the applicant has been exercising their rights. He added that exercising rights can be as little as applying for financing or getting plans made, and with this consideration, the applicant does not need to be approved for an extension, however a vote can be made as a formality.

A motion to extend Special Permit SP23-02 for Kali Cannabis, LLC for one (1) year was made by N. Czech, seconded by M. Dec. The motion passed 4-0 at 7:09 PM.

Acknowledgement of ADA Accessible ramp within setback: 1140 Thorndike St, Green Gold Group

M. Marciniac stated that in the plan set approved by the Planning Board, an ADA accessible ramp was located within the setback. M. Marciniac added that the Zoning Enforcement Officer, Bonnie Weeks, has some flexibility with the ADA regulations to allow this, but the Board needs to acknowledge this fact formally. Brief discussion ensued.

A motion to acknowledge the presence of an ADA accessible ramp within the setback for approved site plans at 1140 Thorndike Street was made by N. Czech, seconded by M. Dec. The motion passed 4-0 at 7:14 PM.

Dumplin Brook & Swift River Solar- Stormwater Inspections

Present were Elvira Stridsberg, Mark Sylvia, and Denise Barr of Bluewave Solar.

M. Marciniac gave a brief overview of issues noted during the stormwater inspections conducted on 12/12/2023 and 12/14/2023. M. Marciniac stated that the Swift Rivers Solar site had no outstanding issues and the erosion controls were able to be removed. He added that the Dumplin Brook site was not nearly as stable and had significant runoff issues involving the abutting property, as well as several other concerns including detention basins needing maintenance, a lack of topsoil on the site, and the absence of a security gate at the entrance.

Mark Sylvia, Chief of Staff at Bluewave Solar, introduced himself and stated that Bluewave is not trying to "close out" permits, but rather would like permission to energize the site before the new year to avoid tax-equity financing issues. He added that Bluewave plans on doing any work necessary to stabilize the site to the Board's satisfaction.

M. Marciniac restated that the site needs to be stabilized before the Board confirms with the Zoning Enforcement Officer that the site is in substantial compliance with the permit and approved plans.

Elvira Stridsberg of Bluewave Solar stated that erosion control mats and wattles were to be installed on December 19th, 2023. E. Stridsberg added that there had been some hold ups on the project, including issues with batteries on the site, and that Bluewave is planning on rectifying any issues noted by the Board.

Brief discussion ensued.

Minutes

A motion to approve the minutes of 12/11/2023 as written was made by N. Czech, seconded by S. Lamothe. The motion passed 4-0 at 7:56 PM.

Abutting Town Notices & Interest Allocation Report

Were available in the Board's dropbox for review.

Adjournment

A motion to adjourn the meeting at 8:00 PM was made by N. Czech, seconded by S. Lamothe. The motion passed 4-0.



Shelby LaMothe, Clerk