

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, December 5th, 2022**

I. Call to Order

Chairman Mike Marciniac called the meeting to order at 7:03 PM on Monday, December 5th, 2022, in the Town Hall meeting room. Vice Chairman Norm Czech, Clerk Kathy Burns, Members Michael Dee and Timothy Cienciwa were present. Also present were Town Planner, Linda Leduc, and Administrative Assistant Rebekah Wright recording minutes.

Public Hearings:

7:00 pm: 111b Breckenridge-SPA/SP/SW- Cont. from 8/15/22 and 9/12/22 and 10/3/22:

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.

7:15 pm: Kali Cannabis SP/SPA- Continued from 11/21/22: Kali Cannabis, LLC is seeking a Special Permit and Site Plan Approval as required by sections 171-28, 171-29, 171-124, to demo the existing single family residence and construct a 2,800 sqft marijuana retail sale establishment on the property located at 405-407 Shearer St Palmer MA. This parcel is known as Assessor's Map 19, Lots 38 & 39 and Map 65, Lot 20.

7:20 pm: Sherwood Lumber: SPA- The applicant, Prime Distribution Services, LLC is seeking a Site Plan Approval as required by sections 171.66 and 171.29 for the construction of a 74,160 sqft metal storage building with a paved loading/unloading area as well as a Stormwater management system at the property located at L2 Third St, Bondsville MA. This parcel is also known as Assessor's Map 34 Lot 2.

7:45 pm: ADMass 4, LLC (Green Gold Group): SP/SPA: 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:

- Gravel Reports
- Meeting Minutes: 11/21
- Abutting Town Notices
- Interest Allocation Report

Board Member Comments:

- Masterplan Implementation Committee Update

II. Public Hearing:

7:00 pm: 111b Breckenridge-SPA/SP/SW- Cont. from 8/15/22 and 9/12/22 and 10/3/22:

Chairman M. Marciniac informed the Board that the applicant formally requested a continuance. He then read the continuance request.

A motion to continue the hearing to 1/23/2023 at 7:15pm was made by K. Burns, seconded by N. Czech. The motion passes 4-0-1 with T. Cienciwa abstaining.

Meeting Minutes: 11/21/22

The minutes are not yet complete.

Gravel Reports: site visits completed 11/2/22:

JJC:

John Furman of VHB went over his memo dated 11/21/22. He stated there is still invasive species (autumn olive and garlic mustard) which are being treated, and should continue to be treated. He also stated that the closed out upper portion, which was treated with paper mulch fiber, is not sustaining vegetation. The monitoring wells were measured, and the recorded O&M was received.

RDL:

J. Furman stated that the soils on site are not good for reuse. The slopes also need monitoring, and possibly knocking the slope down. There was an orange safety fence installed on the upper portion near the slope. He also stated that invasives are being treated.

Palmer Paving:

J. Furman stated that the supplemental plantings will need to continuously be monitored. Invasives have been well controlled. He also stated it had been indicated that there will be cutting of trees during the winter, on the fish hatchery side.

JT Brown:

J. Furman stated that the existing closed out area will be expanded, leaving no closed out area on site. He also mentioned that the monitoring wells are difficult to access, and will need clearing.

A motion to acknowledge receipt and forward to operators was made by N. Czech, seconded by M. Dec. The motion passes 5-0.

7:15 pm: Kali Cannabis SP/SPA- Continued from 11/21/22

Chairman M. Marciniac opened the hearing.

Applicant Suzanne Melanson went over slideshow and introduced the members of her team. She then went over the site plan. She discussed the need for the retaining wall, and mentioned she anticipates opening mid-late summer 2023.

Drew Garvin of Bohler Engineering went over site plan changes. He stated they are resizing the basin by deepening it and raising the berm, so that it contains more storm runoff. With the proposed site plan, there will be less water flow offsite than there is currently. He mentioned the sidewalk on Thorndike St will be handicapped accessible. He also mentioned that the curb cuts on Shearer will be closed. He stated light has been moved to reduce overflow to Shearer St.

J. Furman went over his Peer Review memo dated 12/5/22.

He stated waivers being requested are

1. Reduced driveway distance (50' to 27')
2. Soil Infiltration Rate
3. Detention slope from 4:1 to 3:1

It was also stated that signage needs a special permit for more than the number allowed.

He stated the new plan addressed:

The south retaining wall have a 6' vinyl fence installed to shield headlights from abutting neighbors.

The parking lot will have more parking added. Snow storage has been added. He also mentioned odor control has been addressed. The operating hours will be 10am-10pm, to not hit peak traffic hours.

He stated a redacted lease has been provided. A queue line of 8 inside, 14 outside and 22 stacked customers. 4 test pits have been tested and 10 feet down there was no groundwater maintaining 3 feet separation.

There was discussion on performance bond amounts. It was determined that conditionally it will be \$100,000 unless a lesser amount is recommended and approved by the board.

A motion to approve the requested waivers was made by N. Czech, seconded by M. Dee. The motion passes 5-0.

A motion to grant the special permit was made by N. Czech, seconded by M. Dee. The motion passes 5-0.

A motion to grant the site plan approval was made by N. Czech, seconded by M. Dee. The motion passes 5-0.

A motion to grant the stormwater permit was made by N. Czech, seconded by M. Dee. The motion passes 5-0.

Sherwood Lumber: SPA

Chairman M. Marciniac opened the hearing. Administrative Assistant R. Wright read the public hearing notice.

L. Leduc explained that there was an error in the noticing of abutters, the special permit was not included as well as an abutters list for Belchertown. The applicant is requesting withdrawal without prejudice to be able to then submit again.

A motion to allow withdrawal without prejudice was made by M. Dee seconded by N. Czech. Motion passed 5-0.

AdMass4 LLC:

Chairman M. Marciniac opened the hearing. R. Wright read the public hearing notice.

James McMahon the Attorney for Admass and Green Gold Group was presenting on behalf of the applicant. HE stated the Property owner is AdMass 4 LLC, Green Gold is the license holder.

He stated the site will not change much, mostly just an external freshen up plus some additional accessibility additives. The updated plans are being worked on. He stated that there will be a provisional license in January. There will be trees and plantings added. He explained that there will be a separation of entrance and exit, due to CCC regulations.

M. Marciniac asked about the hours of operation.

J. McMahon stated that 8am-10pm, consisting of about 60 trips per hour.

T. Cienciwa asked about signage and if it will be remaining the same.

J. McMahon stated no dimensional changes are being proposed.

J. Furman went over peer review dated 12/1/22.

He stated that one waiver is being requested – a fining of inapplicability for stormwater ordinance, which VHB recommends not to grant it.

A traffic analysis may be warranted due to proximity of curb cut to Thorndike St, and it was stated that the applicant prior to this hearing (Kali Cannabis, which is approximately 1000 ft away- did a full traffic analysis), so a more thorough traffic analysis is suggested, due to congestion.

It was also recommended that the curb cut be widened to allow two-way traffic.

J. Furman stated that there is currently no ADA access to the site, which will need to be completed. It was also mentioned that there needs to be an ADA accessible route from ADA parking to the entrance ramp.

There also needs to be van accessible parking.

J. Furman mentioned that there was no lumen plan provided for the parking lot.

He stated that a waiver should be proposed for exterior elevations due to no changes. He stated there needs to be a loading area location, queue line location, bike rack location and express pickup customer location provided.

M. Marciniac expressed concerns about customers parking across Lawrence St at the gas station.

J. McMahon stated that the parking lot will be monitored and if they see customers parking anywhere else they will not be allowed inside.

He also stated that there will be one express customer pick up spot, and pick up times will be staggered so there should be no overlap.

It was mentioned that stormwater is not staying on site well enough and a collection point (catch basin) is needed.

Beth Smith of 30 Lawrence St expressed her concerns regarding traffic as well as children living in the apartments that are in close proximity.

There was discussion amongst the Board Members regarding traffic concerns.

A motion to continue the hearing to 1/23/23 at 7:30pm was made by K. Burns seconded by T. Cienciwa. Motion passed 5-0.

Abutting Town Notices & Interest Allocation Report:

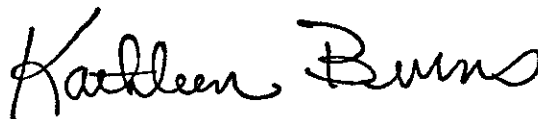
The abutting town notices and interest allocation report have been provided to the board via Dropbox.

Masterplan Implementation Committee Update:

No update

Adjournment

A motion to adjourn the meeting at 9:19 pm was made by T. Cienciwa, seconded by M. Dee. The motion passed 5-0.



Kathleen Burns, Clerk