

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, February 12th, 2024**

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:05 PM on Monday, February 12th, 2024, in the Planning Department Office. Vice Chairman Norman Czech, and Members Scott Day, Michael Dee, and Shelby Lamothe were present. Also present was Town Planner Heidi Mannarino recording minutes.

***Public Hearings:
None Scheduled***

New Business:

- ***ANR- Lot Reconfiguration, 60 & 106 Burlingame Road (Map 11 Lot 133 & Map 10 Lot 54)***
- ***Courtesy Letter for NB Zone Use- 4253 Church Street (Map 80, Lot 79)***
- ***Meeting Minutes: 1/8/2024***
- ***Abutting Town Notices***
- ***Interest Allocation Report***

Old Business:

Board Member Comments:

- ***Masterplan Implementation Committee Update***

Town Planner Update:

Next Meeting Date: TBD

II. New Business:

ANR- Lot Reconfiguration, 60 & 106 Burlingame Road (Map 11 Lot 133 & Map 10 Lot 54)

M. Marciniac briefly explained the reconfiguration of the lots, citing that there will be approximately 295 feet of new frontage for 60 Burlingame Road according to the plan. M. Marciniac noted that this frontage may allow for another parcel between the existing homes.

Brief discussion ensued.

N. Czech made a motion to approve the plans for the ANR (lot reconfiguration) for 60 & 106 Burlingame Road dated 1/31/2024, M. Dee seconded. Motion passed 5-0.

Courtesy Letter for NB Zone Use – 4253 Church Street (Map 80, Lot 79)

M. Marciniac explained that this letter was provided as a courtesy to the Board to inform them of the use that will take place and that it is allowed by right as “mixed use”. He stated that the use proposed in the letter is a “paint and take” which falls under the “retail, service, and commercial” designation of mixed use, and there is a residential use existing already on the parcel.

S. Day asked whether a “paint and take” is the same concept as a “paint and sip” to which H. Mannarino replied that it is the same concept, where customers will paint a canvas under the guidance of an instructor and will be able to take it with them when finished. She added that the only deviation is there is no “bring your own drink” aspect suggested.

S. Lamothe asked why there is a residential building on the same lot as the business, to which M. Marciniac replied that it has existed that way as long as he can remember.

Brief discussion ensued.

S. Lamothe made a motion to acknowledge the receipt of the Courtesy Letter for the proposed use at 4253 Church Street, seconded by S. Day. The motion passed 5-0.

Minutes

A motion to approve the minutes of 1/8/2024 as written was made by N. Czech, seconded by M. Dee. The motion passed 5-0.

Town Planner Update

H. Mannarino states that she has been in contact with MADOT about planning and design for a rail station in Palmer. She explains that this is for the 10% design and is estimated to take about 18 months. She adds that Andrew Koziol, the West-East Rail Director, has requested a list of representatives from Town who would be willing to participate in a Steering Committee, and on the list will be Planning Board Chair Mike Marciniac.

M. Marciniac adds that the planning and design will establish where the station could feasibly go, mentioning a few of the candidate locations including the DPW building and the historic station. M. Marciniac gives a brief explanation of how the station may impact businesses in downtown Palmer.

Brief discussion ensued.

Board Member Comments

S. Day asks if there is any update on the construction of Liberty Plaza. M. Marciniac replies that the footprint of the building had already received approval, however they were waiting for final approval on plans for the interior.

Brief discussion ensued.

M. Marciniac comments that the Board may want to be proactive about addressing Battery Energy Storage Systems (BESS) in the Palmer Zoning Ordinance. H. Mannarino asks about potential hazards BESS could pose, to which M. Dee replies that the lithium batteries in these systems could present a fire or explosion hazard. M. Marciniac notes that H. Mannarino could reach out to PVPC for model ordinance language for the Board to review at an upcoming meeting.

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 8:27 PM was made by N. Czech, seconded by M. Dee. The motion passed 5-0.



Shelby LaMothe, Clerk