

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, February 13th, 2023**

I. Call to Order

Chairman Mike Marciniac called the meeting to order at 7:04 PM on Monday, February 13th, 2023, in the Police Department Meeting Room. Clerk Kathy Burns, Member Timothy Cienciwa were present. Also present was Administrative Assistant Rebekah Wright recording minutes. Member Michael Dee was absent. Vice Chairman Norm Czech attended via Zoom.

Public Hearings:

7:00 pm- Palmer Motorsports Park- Continued from 1/9/23: The applicant, Palmer Motorsports Park, LLC, is seeking an amendment to the special permit (#SP-16-07, #SPA16-07) specifically to amend the language in Condition #10 relative to sound measurements and proper mitigation measures at Whiskey Hill Raceway located at 58 West Ware Road, Palmer. The affected parcels are also known as Assessor's Maps and Lots, 44-33, 49-2, 49-4, 51-1, 52-8.

7:15 pm: Baptist Hill Solar: Continued from 1/9/23: The applicant, SunE Solar XVI Manager LLC, is seeking a major amendment to the Site Plan as required by §171.129 to amend aspects of the Stormwater system as well as landscape buffers on the property located at 2189 Baptist Hill Road. This parcel is also known as Assessor's Map 11, Lot 30.

7:30 pm-Sherwood Lumber: Continued from 1/9/23: The applicant, Prime Distribution Services, LLC is seeking a Special Permit and Site Plan Approval as required by sections 171.66, 171.69 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.

New Business:

- ANR Lot Division: High St, Thorndike
- Conflict of Interest Training
- Meeting Minutes: 1/23/23
- Abutting Town Notices
- Interest Allocation Report

Board Member Comments:

- Masterplan Implementation Committee Update

Town Planner Update:

II. Public Hearing:

7:00pm- Palmer Motorsports Park- Continued from 1/9/23:

Chairman M. Marciniac stated that the Board is waiting on advice from the Board's attorney, Chris Heep. Nothing has been received yet.

Owner of PMP, Fred Ferguson was present. He went over the history of PMP for the benefit of the new member T. Cienciwa.

It was stated that depending on receiving a response from Attorney Heep, it will most likely be added to the 3/6/23 agenda.

ANR Lot Division: High St, Thorndike

A motion to approve the ANR (lot division) was made by T. Cienciwa, seconded by K. Burns. The motion passed 4-0 via roll call vote.

7:15 pm: Baptist Hill Solar: Continued from 1/9/23

M. Marciniac informed the Board that the applicant formally requested a continuance to the 3/6/23 meeting.

A motion to continue the hearing to 3/6/23 at 7:15pm was made by N. Czech, seconded by K. Burns. The motion passed 4-0 via roll call vote.

Meeting Minutes: 1/23/23

A motion to approve the minutes as written was made by N. Czech, seconded by K. Burns. The motion passed 4-0 via roll call vote.

Masterplan Implementation Committee Update

T. Cienciwa stated there are no major updates, they are meeting next week.

7:30pm-Sherwood Lumber: Continued from 1/9/23:

7:33pm M. Marciniac opened the hearing. Present were Bryan Balicki of Furrow Engineering and Brian Nunes of Sherwood Lumber.

B. Balicki stated that new plans and a new stormwater management report were submitted.

He stated that a new landscape plan was designed, with a new landscape buffer proposed along the top. There will be alternating white pine and hemlock. He stated there will be an enclosed dumpster. He also stated the detention basin has been revised.

He also stated that the applicant is requesting a waiver for slope 4:1 to 3:1 and that the detention basin has been revised.

John Furman of VHB went over his peer review memo dated 2/2/23.

He stated the waivers being requested are

1. Detention basin slopes to 3:1 from 4:1
2. Parking delineation requirements
3. Soil infiltration rates

J. Furman stated he would recommend the requested waivers.

B. Nunes stated that since they have implemented using radios to direct drivers, there have been significantly less forklifts on the roadway.

L. Leduc asked if this new process has reduced the amount of idling.

B. Nunes stated there are less trucks in the roadway, but he also wanted to point out that through the winter months the D.O.T (department of transportation) has different regulations regarding idling due to low temperatures.

It was then discussed that formal trash monitoring plan for trash blowing around property should be implemented.

It was discussed that the O&M recorded for the property already needs to be updated. It was stated that a 5- year surety (maintenance guarantee) of \$107,500 will be needed, as well as a \$90,527.50 Stormwater bond.

M. Marciniac stated that in the conditions it should be noted that any non-functioning motorized equipment shall be removed from the property.

Waivers:

3:1 Slope

Soil Evaluation

Parking Deliniation

A motion to grant the requested waivers was made by N. Czech, seconded by T. Cienciwa. The motion passed 4-0 via roll call vote.

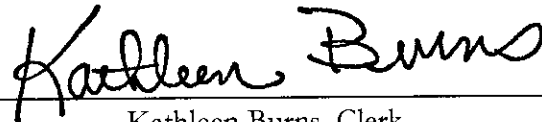
A motion to approve the site plan was made by K. Burns, seconded by N. Czech. The motion passed 4-0 via roll call vote.

A motion to approve the special permit was made by K. Burns, seconded by T. Cienciwa. The motion passed 4-0 via roll call vote.

A motion to approve the stormwater permit was made by K. Burns, seconded by T. Cienciwa. The motion passed 4-0 via roll call vote.

Adjournment

A motion to adjourn the meeting at 8:17 pm was made by K. Burns, seconded by T. Cienciwa. The motion passed 4-0.



Kathleen Burns, Clerk