

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, February 27th, 2023**

I. Call to Order

Chairman Mike Marciniac called the meeting to order at 7:02 PM on Monday, February 27th, 2023, in the Town Hall Meeting Room. Vice Chairman Norman Czech, Clerk Kathy Burns, Member Timothy Cienciwa were present. Also present were Town Planner Linda Leduc and Administrative Assistant Rebekah Wright recording minutes.

Public Hearings:

7:00 pm- Double R Enterprises (Adaptas)-SPA: Continued from 12/19/22 and 1/23/23: The applicant, Double R Enterprises LLC, is seeking a Site Plan Approval as allowed under section 171-29 to expand the existing parking and lighting on site, as well as interior site improvements at the property located at 9 Second St, Bondsville MA. This parcel is also known as Assessor's Map 34 Lot 16.

7:15 pm: ADMass 4, LLC (Green Gold Group)- SP/SPA: Continued from 12/5/22 and 1/23/23: 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.

7:30 pm- Seven Railroads Brewery SP/SPA/Find: The applicant, Michael Bedrosian operating under Seven Railroads Brewing Company, LLC, is seeking a Special Permit, Site Plan Approval and a Finding under sections 171.83K, 171-29, 171-69(Water Supply Protection District) for the alteration of a pre-existing non-conforming structure or use other than a one-family or two-family dwelling at the property located at 1235 Park St Palmer MA. The applicant proposes to use the lot to construct a brewery and taproom by means of minimal site improvements to the existing building. This parcel is also known as Assessor's Map 56 Lot 8.

7:45 pm- Green Adventures- SP/SPA: Green Adventure LLC, is seeking a Special Permit and Site Plan Approval as required by sections 171-28, 171-29, 171-124, to redevelop the existing buildings to conduct marijuana retail sales on the property located at 1240 Park Street, Palmer, MA. This parcel is known as Assessor's Map 56, Lot 143.

New Business:

- Meeting Minutes: 2/13/23
- Abutting Town Notices
- Interest Allocation Report

Board Member Comments:

- Masterplan Implementation Committee Update

Town Planner Update:

II. Public Hearing:

7:00pm- 7:00 pm- Double R Enterprises (Adaptas)-SPA Continued from 12/19/22 and 1/23/23:

Chairman M. Marciniac opened the hearing at 7:02pm. Don Frydryk of Sherman and Frydryk was presenting on behalf of the applicant.

He began by going over response to comments from John Furman of VHB. He went over changes to the site plan. He explained that ADA compliant van space was added to the plans, as well as snow storage, and a trip generation letter was submitted.

He stated that a Stormwater operation and maintenance agreement was submitted.

He also discussed the 4 existing pine trees located near the detention basin are proposed to come down, as they are a hazard to clog the basin with pine needles. He also mentioned a 4-foot chain link fence will be added around the basin and it will be reclaimed and cleaned out.

He stated the proposed operating hours will be 6am-11pm, with lighting near the parking lot on all night.

It was stated that trees will be added every 30 feet between the industrial uses. It was also mentioned that the lighting will be downcast and shielded.

J. Furman went over his memo dated 2/27/23.

He stated a waiver for a separate landscape plan was formally requested, and vhb supports not granting the waiver. He stated the detention basin should be made whole again.

There was discussion regarding stormwater.

He stated a formal trip generation was prepared by T.E.C and showed there was no significant impact in traffic.

N. Czech asked why there was site work being done with no permits granted yet.

The general contractor Brian Switzer, of Sweitzer Construction was present in the audience. He stated that minimal electrical work has been done, due to winter safety.

Brief discussion followed.

It was stated that a report stating the date of reclamation of the detention basin must be submitted, and a date of June 1st was chosen to have the work done by. It was also stated that Pin Oaks will be added along property line, 7 on top and 3 on the slope.

Maria Hughes of Shearer St asked about the stormwater, and if the Town requires an existing stormwater basin to be up to date code wise.

M. Marciniac stated that it needs to be updated as much as feasible.

A motion to grant the Site Plan Approval was made by N. Czech, seconded by T. Cienciwa. The motion passed 5-0.

A motion to approve the request for a determination of inapplicability of stormwater management was made by N. Czech, seconded by K. Burns. The motion passed 5-0.

7:15 pm: ADMass 4, LLC (Green Gold Group)- SP/SPA:

M. Marciniac opened the hearing at 7:35pm. Present was James McMahan and Peter Engall, Engineer.

He went over updates to the plan. He mentioned a regrading of parking lot, an addition of a stormwater catch basin, a new sidewalk and a line queue area. He then stated a lighting plan was submitted, and that the original lighting will just be upgraded.

He then stated a traffic study was done which showed for a weekday peak, a delay of 1-1.6 seconds will be expected, and a 16 second delay at intersections.

It was discussed that the water from the stie currently runs onto Lawrence St and onto someone's property.

P. Engall from McClure Engineering stated that originally wastewater was going to tie into Lawrence St, but after meeting with Matt Morse of the DPW, it was requested they tie into Thorndike St. He stated that with the proposed detention basin, it would take a greater than 10 year storm to overflow. Brief discussion regarding stormwater was held.

J. McMahon stated he submitted stamped floor plans and updated the waste disposal plan.

John Furman, VHB, went over his review memo dated 2/27/23.

He stated the applicant is requesting a determination of inapplicability for the stormwater permit, as well as a waiver for 171.29D(1) Exterior elevations.

It was also mentioned that the driveway is proposed to change from 15 to 24 feet wide.

He then stated that the architectural plans only show the added ramp, but not the details about it.

He continued going over his memo.

Maria Hughes of Lawrence St asked about traffic. Discussion followed.

L. Leduc stated since a 10 year storm is fairly common, why wasn't a larger model used in regards to the stormwater basin.

P. Engall discussed that with the invert and outlet elevation, that's how it worked out.

A motion to continue the hearing to 3/20/23 at 7:00pm was made by N. Czech, seconded by T. Cienciwa. The motion passed 5-0.

7:30 pm- Seven Railroads Brewery SP/SPA/Find

M. Marciniec opened the hearing at 8:39pm. R. Wright read the public hearing notice.

D. Frydryk of Sherman and Frydryk and Applicant Michael Bedrosian and his wife/business partner were present.

D. Frydryk went over the plans. He stated the applicant is proposing a brewery and taproom with seating area.

He stated the existing building is remaining unchanged, except for an added outdoor patio. He stated there will be a screen dumpster in the back.

He then stated there will be seating for 50 in the taproom and 24 seasonal seats outside. Brief discussion regarding brewery continued.

N. Czech asked about protection from the road when seated out on the patio. It was then stated there will be barriers up to prevent car access to patio area.

J. Furman went over peer review memo dated 2/24/23.

He stated two waivers are being requested, one for landscaping plan and the other for a determination of inapplicability of a stormwater permit.

He stated VHB would support both those waivers.

It was then stated that since the location is on a state highway that MA DOT should be notified of the change of use.

There was discussion regarding the safety of curb cut and a semi permanent barrier needed to be placed for protection.

M. Dee asked for explanation of the chemicals used in the brewing process.

Brief discussion followed.

A motion to grant the requested waivers was made by N. Czech, seconded by K. Burns. The motion passed 5-0

A motion to approve the site plan was made by K. Burns, seconded by N. Czech. The motion passed 5-0.

A motion to approve the special permit was made by N. Czech, seconded by T. Cienciwa. The motion passed 5-0.

A motion to approve the finding was made by N. Czech, seconded by M. Dee. The motion passed 5-0.

7:45 pm- Green Adventures- SP/SPA:

M. Marciniak opened the hearing at 9:15pm. R. Wright read the public hearing notice.

Applicant Michael Harris, Attorney Isaac Fleisher and Don Frydryk of Sherman & Frydryk were present.

D. Frydryk mentioned this is a resubmission of the previously withdrawn application.

He then went over the proposed project.

He stated that there are very little proposed improvements. He then stated that the unpermitted access drive to Breckenridge St will be closed, and the gravel area will be loamed and seeded. It was also discussed that the dumpster area will be paved for the trucks.

He then stated a 6' fence along the north property line will be installed.

I. Fleisher went over the requested waivers.

1. Exterior elevations

2. landscaping plan

3. Stormwater determination of inapplicability.

He then made a statement on specifics on what classifies a school.

J. Furman of VHB went over memo dated 2/20/22.

He stated it that it is a resubmittal from previous application. He stated photographs were submitted for signage.

It was also stated the gravel area will need to be paved and to establish a buffer.

He then stated VHB supports all three requested waivers and that every request has been addressed.

He stated the proposed use is harmonious with zoning district.

He then stated that the parking standards are met, as well as all cannabis standards.

It was then stated that when produced, a provisional license must be provided to the Board.

T. Cienciwa then asked to read a statement.

He said that "as Board members we have a duty to represent voters of Palmer". He then stated that since the last hearing for this project he has spoken with other tenants of Pioneer Plaza to gather their thoughts on the proposed project. Most had no opinion, 1 supported it and 1 was against it. He then mentioned the Dance studio "Gotta Dance" and how their membership numbers since COVID have declined.

He then mentioned how the owner of Gotta Dance wrote a petition against allowing cannabis in this location and it got almost 100 signatures, which represents a good base for the Town since the last election there were 623 voters.

Brief discussion ensued.

Matt Peabody of Bondsville stated that he hasn't heard much about the driving school and bus stop in that plaza as well.

I. Fleisher stated he wanted clarity on the opposition here is based on individual members and not the Town's ordinance.

A motion to continue the hearing to 3/6/23 at 7:30pm was made by N. Czech, seconded by M. Dee. The motion passed 5-0.

Meeting Minutes: 2/13/23

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

Masterplan Implementation Committee Update

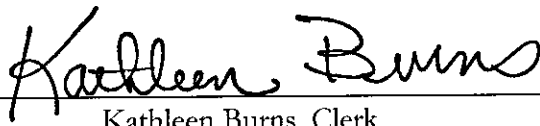
T. Cienciwa stated there are no updates.

Town Planner Update

L. Leduc mentioned the CPTC conference coming up and gave the Board members details.

Adjournment

A motion to adjourn the meeting at 10:09 pm was made by K. Burns, seconded by T. Cienciwa.
The motion passed 5-0


Kathleen Burns, Clerk