

Palmer Planning Board
Planning Board Meeting Minutes
Monday, May 24th, 2021

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:08PM on Monday, May 24th, 2021, in the Town Hall Meeting Room. Present were members Kathy Burns, Norm Czech and Jeff Florence. Tom Skowyra was absent. Also present were Town Planner Linda Leduc and her Administrative Assistant Rebekah Wright recording minutes.

II. Public Hearings:

- **7:00 pm- 1701 Park St – SP/SPA- 13th World Scare**
- **7:30 pm- Central St - SP/SPA**
- **Silver Therapeutics - Site Plan Minor Amendment** – 1235 Thorndike Street, Re: parking reconfiguration and updated building elevations
- **ModVic, LLC, Home Occupation - Site Plan Minor Amendment** – Bruce Rosenbaum, 4080 Main Street, Thorndike re: parking reconfiguration

III. New Business:

- SANR- Rosenbaum, 4080 Main Street, Thorndike
- Silver Therapeutics: 5/27/21 - Community Outreach Meeting
- Capital Region Council of Governments Rail: 10-1 Economic Development Reform
- NHES Program – Public Comment period for Map Updates
- Knox Pond Construction Report #162
- First Interim Gravel Reports
- Meeting Minutes: May 10th, 2021
- Abutting Town Notices
- Interest Allocation Report

IV. Old Business:

- Master Plan Update
 - Community Survey

1701 Park St – SP/SPA- 13th World Scare

Present on behalf of 13th World Scare was Michael Crowley, Rich Vaillant and Zeke Fortier.

M. Crowley, a retired firefighter and current Cumberland MA Recreation Director began the hearing by detailing what exactly 13th World Scare encompasses. He stated the main focus is a Halloween trail which has different themed scare stations that customers will go through. He stated they hope to hold events all year round including Winterfest, Family Fun days, movie nights, car shows, food trucks, softball tournaments, obstacle courses, weddings etc.

Z. Fortier, an active Police Officer in Rhode Island, and R. Vaillant went over the logistics. Z. Fortier, using the site plan, explained the use of the property and where things will be set up. He stated there will be roughly 300-1000 attendees over a 4 hour period on weekends. There will be

police detailed hired for large events. There are currently 138 designated parking spaces, with the potential option of parking in the lower field area. There will be roughly 75 (or more) employees, some being part time and some being full time year round. They will be hiring locally.

L. Leduc asked if the planned police detail will be covered from Palmer's police force.

Z. Fortier stated yes.

L. Leduc also asked about if permits will be needed for temporary structures.

Z. Fortier stated they will be working with the building department on whatever is necessary.

L. Leduc also asked about pursuing a liquor license.

Z. Fortier stated they are, but strictly for large events only. They have no plan on having a "bar" on site.

A motion to approve the Special Permit was made by K. Burns and seconded by N. Czech. The motion passed (4:0).

A motion to approve the Site Plan was made by N. Czech and seconded by J. Florence. The motion passed (4:0).

A motion to waive the Stormwater Permit was made by J. Florence and seconded by N. Czech. The motion passed (4:0).

1011 Central St - SP/SPA- Station Place Condominium Trust

Present on behalf of 1011 Central St were Don Frydryk of Sherman and Frydryk and Christopher Donahue (applicant).

D. Frydryk went over plan and stated that there will be no real changes to property except for inside the building.

A motion to grant the waiver of Section 171D (separate landscape plan) was made by N. Czech seconded by J. Florence. The motion passed (4:0).

A motion to grant Special Permit, to change to mixed use, was made by N. Czech seconded by J. Florence. The motion passed (4:0).

A motion to grant Site Plan Approval, was made by N. Czech seconded by J. Florence. The motion passed (4:0).

Silver Therapeutics - Site Plan Minor Amendment-1235 Thorndike St

Present on behalf of Silver Therapeutics was Don Frydryk of Sherman & Frydryk and Josh Silver.

D. Frydryk went over updated plans. He stated that the new proposed building footprint is reduced. It will now be approximately 2,238 sq. ft.

He stated that it will now be approximately 300 sq. ft. less impervious surface, which creates no changes to the Stormwater system.

A motion to grant the minor amendment to the site plan, was made by N. Czech seconded by K. Burns. The motion passed (4:0).

Silver Therapeutics: 5/27/21 - Community Outreach Meeting

J. Silver went over the upcoming community outreach meeting hosted by Silver Therapeutics with the board. It will be held on May 27th at 5:00pm virtually.

ModVic, LLC, Home Occupation - Site Plan Minor Amendment & ANR

D. Frydryk of Sherman & Frydryk and Bruce & Melanie Rosenbaum were present on behalf of ModVic, LLC.

D. Frydryk went over plan. The Home Occupation Special Permit currently includes parking on proposed new lot. The parking has been moved and reduced to allow for lot creation. They are dividing the lot to create new lot for son to build single family home. The new use classification will be museum/library.

A motion to grant the minor amendment to the special permit/home occupation, was made by N. Czech seconded by J. Florence. The motion passed (4:0).

A motion to approve the ANR-Lot Division, was made by N. Czech seconded by J. Florence. The motion passed (4:0).

Capital Region Council of Governments Rail: 10-1 Economic Development Reform

L. Leduc explained to the board the Capitol Region Council of Governments held a study of rail not being in the area. She stated that Connecticut is interested in getting a rail to Boston.

NHES Program – Public Comment period for Map Updates

L. Leduc explained to the Board that there have been map updates to National Heritage Endangered Species maps. Brief discussion occurred.

Knox Pond Construction Report #162:

A motion to acknowledge receipt was made by J. Florence, seconded by K. Burns. The motion passed (4:0)

First Interim Gravel Reports:

A motion to acknowledge receipt was made by N. Czech, seconded by J. Florence. The motion passed (4:0)

Minutes: 5/10/21

A motion to approve the minutes as amended was made by N. Czech., seconded by J. Florence. The motion passed (4:0)

Abutting Town Notices and Interest Allocation Report were distributed to the Board previously via E-mail.

Master Plan Update: L. Leduc stated there is a Community Survey live on the MP website.

Town Planner Update: L. Leduc stated that she has sent an email to Bonnie regarding the 39 Bourne St property that is violating the conditions of the Special Permit. She stated there has been some cleanup, but not nearly enough so the cease and desist is still being drafted up.

Next Meeting Date: 6/7/21

Adjournment

A motion to adjourn the meeting at 8:32 pm was made by N. Czech seconded by J. Florence. The motion passed (4:0)


Kathleen Burns, Clerk