

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, July 24th, 2023**

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:03 PM on Monday, July 24th, 2023, in the Town Hall Meeting Room. Vice Chairman Norman Czech, Members Shelby Lamothe, Michael Dee and Scott Day were present. Also present were Town Planner, Linda Leduc and Administrative Assistant Rebekah Wright recording minutes.

Public Hearings:

7:00 pm: JT Brown: The applicant, JT Brown Nominee Trust, is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove Earth materials for a one year term, on the property located off Ware St, Palmer MA, also known as Assessor's Map 37 Lot 15.

7:15 pm: JJC Materials: The applicant, Palmer Paving Corp. (formally known as JJC Materials) is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove Earth materials for a one year term, on the property located at 1310/1312 Park Street, Palmer MA, also known as Assessor's Map, 7 Lot 13 and Map 56 Lots 78, 79, 80 & 83.

7:30 pm: Palmer Paving: The applicant, Palmer Paving Corp. (PPC) is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove Earth materials for a one year term, on the property located at 863 Ware Street, Palmer MA, also known as Assessor's Map 31 Lot 28.

New Business:

- Meeting Minutes: 7/10/23
- Abutting Town Notices
- Interest Allocation Report

Old Business:

Board Member Comments:

- Masterplan Implementation Committee Update

Town Planner Update:

Next Meeting Date: 8/7/2023

Baptist Hill Solar

1140 Thorndike St- Zoning Amendment

Public Hearing:

7:00 pm: JT Brown:

M. Marciniac opened the hearing at 7:03pm. R. Wright read the public hearing notice.

Present were applicants Nancy and Bill Brown, as well as Don Frydryk of Sherman and Frydryk.

D. Frydryk stated that this special permit application is for year two of a three-year term.

He then stated they are currently a little behind schedule and operating in the 2022 operating area and will notify the board when moving into the 2023 area.

It was stated there will be 10-15 trucks per day.

He then stated the two waivers being requested are:

1: 11.7.i- Test pits and Borings

2:171-29 (d)(4)(h) Separate Landscape plan

John Furman of VHB then went over his peer review memo dated 7/19/23.

He stated that at the last inspection it was noted a well had been removed, and a new well is being installed soon.

He stated the operator will be working in the 2022 operating area, and any future plans will be updated to note the year delay.

It was also stated the hold harmless agreement expires 7/27, and an updated document is needed.

He then stated the entrance road is rutted and needs to be fixed, to which B. Brown stated it has since been done.

N. Czech motioned to approve the requested waivers. S. LaMothe seconded. The motion passed 5-0.

M. Dee motioned to grant the 1 year Earth Removal Special Permit. S. Day seconded. The motion passed 5-0.

7:15 pm: JJC Materials:

M. Marciniac opened the hearing at 7:25pm. R. Wright read the public hearing notice.

Present was Kyle Crossett of Peckham Industries, as well General Manager of the pit, Nick Barrett.

K Crossett explained to the Board that this is the second year of a three-year term.

He stated so far 1200 cubic yards have been mined this year.

It was also stated that they have continued using SWCA for invasive species remediation, mainly due to oriental bittersweet, autumn olive and garlic mustard.

J. Furman went over his peer review memo dated 7/21/23.

He stated an updated stormwater report was submitted 7/24/23.

It as stated there is no closeout planned for this year.

The hours will remain the same and the dust control measure is utilizing water.

It was stated the requested waivers are

1: 11.7.i- Test pits and Borings

2: 171-29 (d)(4)(h) Separate Landscape plan

3: 11.8.2.b Buffer Requirement

N. Czech motioned to approve the requested waivers. M. Dee seconded. The motion passed 5-0.

A motion to reconsider the votes based on a misunderstanding was made by N. Czech, seconded by M. Dee. The motion passed 5-0.

A motion to approve the waiver of a separate formal landscape plan was made by N. Czech, seconded by M. Dee, the motion passed 4-1 with S. Day voting against.

A motion to approve the buffer requirement was made by N. Czech, seconded by S. Day. The motion passed 5-0.

A motion to approve the test pits/borings waiver was made by N. Czech, seconded by M. Dee. The motion passed 5-0.

M. Dee motioned to grant the 1 year Earth Removal Special Permit. S. Day seconded. The motion passed 5-0.

7:30 pm: Palmer Paving

M. Marciniac opened the hearing at 8:00pm. R. Wright read the public hearing notice. Present was Kyle Crossett of Peckham Industries, as well General Manager of the pit, Nick Barrett.

K. Crossett stated this is year two of a three-year term. He then stated the mining has continued as planned.

J. Furman went over peer review memo dated 7/20/23. He stated this parcel is in the water supply protection district, and a special permit has already been issued previously and doesn't need to be resubmitted.

It was also stated that an updated stormwater management report was submitted at the hearing. He then stated the waivers being requested are

1: 11.7.i- Test pits and Borings

2: 11.7.j- No excavation within 150 ft of a building

3: 171-29 (d)(4)(h) Separate Landscape plan

N. Czech motioned to approve the requested waivers. S. Day seconded. The motion passed 5-0.

N. Czech motioned to grant the 1 year Earth Removal Special Permit. M. Dee seconded. The motion passed 5-0.

Minutes:

7/10/23

N. Czech made a motion to approve the minutes as written. M. Dee seconded. The motion passed 5-0.

Abutting Town Notices & Interest Allocation Report

Were available in the Board's dropbox for review.

Adjournment:

A motion to adjourn the meeting at 8:38 pm was made by M. Dee, seconded by S. Day. The motion passed 5-0.


Shelby LaMothe, Clerk