



TOWN OF PALMER CONSERVATION COMMISSION

Palmer Town Building
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Tharyn Nein-Large, Chair
Donald Duffy, Vice Chair
Peter Izyk
Sean O'Donnell
Sarah Brodeur

Agent: Angela Panaccione

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MEETING MINUTES

TUESDAY AUGUST 18, 2015 @ 7:00 PM

Members Present: Tharyn Nein-Large (Chair)
Donald Duffy (Vice Chair)
Peter Izyk
Sarah Brodeur
Angela Panaccione (Agent)

Members Absent: Sean O'Donnell

Also Present: Pauline L. Wojtowicz, 28 Cedar Street, Three Rivers
Edmund Wojtowicz, 28 Cedar Street, Three Rivers
Mona Gibbs, 108 Smith Street, Palmer
Ken Gibbs, 108 Smith Street, Palmer
Mona Rand, 108 Smith Street, Palmer

Meeting Opens: 7:00 PM – Tharyn Nein-Large (Chair)

7:00 PM Administrative Matters: Public Inquiries – Edmund & Pauline Wojtowicz

Edmund & Pauline Wojtowicz attended tonight's meeting to inquire about options there are for their land off Mill Street, in Palmer (Map 67-58 & 67-59). The two parcels are on the Quaboag River, at the end of Mill Street and are 0.42 acres and 0.70 acres respectively. According to the assessors data the lots are classified as unbuildable. Currently the properties are wood lots, surrounded by densely developed areas (DDA). All abutting parcels are considered DDA and have a 25-foot Riverfront area, except the two owned by the Wojtowicz.

The Commission did not know why the two lots were considered unbuildable and recommended the Wojtowicz contact the Assessors and the Planning Department for further information. From the Commissions jurisdiction any development would have to meet the Riverfront standards in 310 CMR 10.58. The Commission did discuss what would be required for permitting if development in the riverfront were to occur, including a 100-foot setback from the river itself.

The Agent also supplied the Wojtowicz's with information on the Massachusetts Conservation Land Tax Credit (CLTC), which is a tax credit of up to \$75,000 for a donation of conservation land. The CLTC program

recognizes and rewards landowners who donate a real property interest either outright, or through a Conservation Restriction to permanently protect an important natural resource such as forest land that is in the public's interest. The Agent was not sure if the land would work for the credit, but did suggest it as a possibility if it could not be developed.

7:30 PM Public Hearing: Proposed 2015 Town of Palmer Wetlands Regulations

Tharyn Nein-Large opened the Public Hearing on the Proposed 2015 Town of Palmer Wetlands Regulations. Hard copies of the Proposed Regulation were available for review at the hearing.

Mona & Ken Gibbs, and Mona Rand were the only public present for the hearing on the 2015 Town of Palmer Wetlands Regulations. They did not have any comments or concerns on the 2015 Town of Palmer Wetlands Regulations. They attended the hearing out of interest to learn more about the 2015 Town of Palmer Wetlands Regulations. The Agent supplied them with a copy of the regulations.

Motion made by Donald Duffy to close the Public Hearing on the 2015 Town of Palmer Wetlands Regulations.

Motion seconded by Peter Izyk

No further discussion – vote taken: 4-0-0 – Motion Carries

Motion made by Donald Duffy to promulgate (accept) the 2015 Town of Palmer Wetlands Regulations.

Motion seconded by Peter Izyk

No further discussion – vote taken: 4-0-0 – Motion Carries

8:07 PM Notice of Intent (NOI) DEP # 256-0311: Syncarpha Bondsville, LLC – Landfill Solar

A Notice of Intent submitted by Tighe & Bond c/o Syncarpha Bondsville, LLC for the installation of a 4.97 MW ground-mounted photovoltaic solar facility on approximately 27 acres of the 36-acre parcel. The location of the proposed project is the Palmer Landfill, 181 Emery Street, and is also known as: Map 41-48.

Tharyn Nein-Large re-opened the public hearing and no members of the public were present.

NHESP has determined that this project, as currently proposed, will not adversely affect the actual Resource Area Habitat of state-protected rare wildlife species and will not result in a prohibited “take” of state-listed rare species. The project meets the state-listed species performance standard for the issuance of an Order of Conditions.

Motion made by Donald Duffy to close the Public Hearing and issue the Order of Conditions for DEP #256-0311, with special conditions

Motion seconded by Peter Izyk

No further discussion – vote taken: 4-0-0 – Motion Carries

8:11 PM Administrative Matters: Minute Approval – August 4, 2015

Motion made by Donald Duffy to accept the minutes from Tuesday August 4, 2015 as written

Motion seconded by Peter Izyk

No further discussion – vote taken: 3-0-0 – Motion Carries

8:15 PM Administrative Matters: Ordinance Ch.8, Art. 1- Sale of Forest & Agricultural Products

The Commission discussed the procedure for increasing the amount of revenue that can be made off Forest cuts on Conservation Lands. Currently the limit is set at \$10,000. Donald Duffy stated this limit was set by the state legislature and we would have to petition the state to increase the limit. The Agent contacted MACC, MSMCP and several other Commissions that do forest cuts on Conservation lands to inquire what their limit is, and how it was determined, and see if they have special enabling legislation as well. She only heard back from MACC and Norton Con Com and neither knew the answer. Don Duffy will email the Agent the enabling legislation for the file.

Next Meeting Date: Tuesday September 1, 2015 at 7pm

Meeting Adjourned: 8:30 PM

Motion made by Donald Duffy to adjourn at 8:30 PM

Motion seconded by Peter Izyk

No further discussion – vote taken: 4-0-0– Motion Carries

Sincerely Submitted,
Angela C Panaccione, Conservation Agent