

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, August 7th, 2023**

I. Call to Order

Chairman Michael Marciniec called the meeting to order at 7:03 PM on Monday, August 7th, 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: Baptist Hill Solar: Continued from 1/9/23, 2/13/23, 3/6/23, 4/3/23, 5/8/23 and 7/10/23: 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.

7:15 pm: Zoning Ordinance Amendment- The Palmer Planning Board will hold a Public Hearing on Monday, August 7th, 2023 at 7:15 p.m. in the Town Hall Administrative Building to consider amending the Town of Palmer Zoning Ordinance, specifically section 171-124 – Marijuana Establishments and Registered Marijuana Dispensaries, to increase the limit of retail establishments from 3 to 4 and to include text that identifies what is needed to qualify as a retail establishment.

New Business:

- Minor Amendment to Finding: 2390 Main St, Three Rivers
- Meeting Minutes: 7/24/23
- Abutting Town Notices
- Interest Allocation Report

Old Business:

Board Member Comments:

- Masterplan Implementation Committee Update

Town Planner Update:

Next Meeting Date:

Public Hearing:

7:00 pm: Baptist Hill Solar:

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

Present were Scott Rotman, Senior Manager of Brookfield Renewables, as well as Julienne Taggart, Project Engineer of TRC.

Julienne went over the updated site plans.

She stated the goal was to restore the stormwater output to previous or smaller.

She stated with this new design, there will be no runoff from anything under a 10-year storm. Any storm greater than 10 year will have a minimal amount of discharge. There have also been water quality swales added, which provide more infiltration. She stated that this new design the stormwater basin's footprint is smaller. There has also been an impermeable geosynthetic liner added to the support berm.

Landscaping has been added along the northern property line.

John Furman of VHB then went over his peer review memo dated 8/1/23.

He stated that there have been no waivers requested.

The riprap areas in the basin have been stabilized, and a comment has been added to the plans.

He then stated the Board is required to approve additional buffer vegetation removal for support berm.

He then stated no maintenance has been performed on the basin, so wither an additional bond be submitted or extend the initial bond 5 more years.

It was asked what type of trees will be planted along the border, to which it was discussed there will be Black Spruce, Eastern Red Cedar, White Spruce and Northern Bayberry.

It was stated that a condition be the original \$7,500.00 bond be extended for maintenance.

L. Leduc asked about the timeline. It was stated the plantings will be in by November 14th, 2023.

N. Czech motioned to approve (with conditions) the major amendment to the stormwater system as well as landscaping. S. LaMothe seconded. The motion passed 5-0.

7:15 pm: Zoning Ordinance Amendment-

M. Marciniac opened the hearing at 7:34pm. R. Wright read the public hearing notice. Present was James McMahon, of McMahon Strategic, Attorney for Green Gold Group, the proponent for the zoning ordinance amendment.

He stated there needs to be more clarity in the Town's ordinance to reduce the Town's liability. He stated that currently the Board has granted 4 Special Permits, 4 Host Community Agreements (HCA's) and yet Zoning only allows 3 cannabis retailers.

He stated the wording needs a clear definition to put a cap on the amounts.

Maria Hughes of Shearer St asked J. McMahon if he was here to represent his client or on behalf of the bylaws, to which he said "both".

M. Marciniac gave a brief history regarding the process of getting the allowance for 3 retailers, even though the Board originally wanted 5.

J. McMahon read the changes he was proposing to the ordinance. He stated the first change is in *subsection E* regarding maximum number of retailers. The second proposed change is in *section G(1)(b)*, regarding the special Permit application process and cap.

M. Dee stated he wants more clarity in what caps the town at only issuing 4 retail licenses. He wanted to add 4 special permits, or 20% of the Town's liquor licenses.

J. McMahon suggested some alternate wording but discussion regarding the wording and percentages was had. He then discussed the constraints in town and said that economics are the bottom line determination of a successful retail location.

A motion to vote in favor of the currently written zoning ordinance amendment was made by N. Czech, seconded by S. LaMothe. The vote passed 3-2, with M. Dee and S. Day voting no.

Minor Amendment to Finding: 2390 Main St, Three Rivers

S. Day motioned to approve the finding, which was seconded by N. Czech. The vote passed 5-0.

Minutes:

7/24/23

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 9:00 pm was made by M. Dee, seconded by S. Day. The motion passed 5-0.



Shelby LaMothe, Clerk