

**Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, September 12th, 2022**

**I. Call to Order**

Chairman Michael Marciniac called the meeting to order at 7:00 PM on Monday, September 12th, 2022, in the Police Station Meeting Room. Chairman Mike Marciniac, Vice Chair Norm Czech, Clerk Kathy Burns, member Michael Dee were present. Member Tom Skowyra was absent. Also present were Town Planner, Linda Leduc, and Administrative Assistant Rebekah Wright recording minutes.

**II. Public Hearings:**

**7:00 pm: 111b Breckinridge-SPA/SP/SW continued from 8/15/22-** The applicant, Oraka Wellington, is seeking a Special Permit and Site Plan Approval as required by section 171.28 site plan and 171.124 marijuana establishment, to renovate a portion of the existing building and to construct an approximate 3,000 sqft marijuana cultivation facility at the property located at 111b Breckinridge St, Palmer MA. This parcel is also known as Assessor's Map 59, Lot 37-1.

**7:15 pm: Zone Change- Lawrence St:** In accordance with the provisions of Chapter 40A, Section 5 M.G.L. the Planning Board will hold a Public Hearing on Monday, September 12<sup>th</sup>, 2022 at 7:15 p.m. in the Town Hall Administrative Building to consider amending the Town of Palmer Zoning Map for a change of zoning districts from the Suburban Residential District to the Highway Business District. Two parcels are affected by this zoning amendment, specifically 52 Lawrence St (Map 65 Lot 7-37), and 54 Lawrence St (Map 65 Lot 7-38).

**7:30 pm: "Pink House" Finding:** The applicant, Palmer Board of Health, is seeking a Finding under section 171.83Q for reconstruction after destruction of a pre-existing, non-conforming structure on the property located at 2002-2004 Palmer Street, Three Rivers MA, 01095. The applicant is proposing to demolish the existing building currently in a state of disrepair due to fire damage. This parcel is also known as Assessor's Map 70 Lot 121.

**II. New Business:**

- Meeting Minutes: 8/15/22
- Abutting Town Notices
- Interest Allocation Report

**Old Business:**

- Station Place request to release Stormwater Surety
- Dollar General Stormwater Compliance Report

**Board Member Comments:**

- Masterplan Implementation Committee Update
- Zoning Variance Articles

**Town Planner Update:**

**Next Meeting Date:** 10/3/22

**II. Public Hearing:**

**7:00 pm: 111b Breckinridge-SPA/SP/SW**

Chairman M. Marciniac opened the hearing. Present of behalf of the applicant was Brian Geaudreau of Hancock Associates/ Sherman & Frydryk. Also present were the applicant, Oraka

Wellington, his business partner Charvelle and Head Grower Jordan O'Coin. B. Geaudreau began his presentation.

He stated they are currently working on outstanding items such as security plans, odor control measures and working with the local water, fire and police. He is waiting on formal letters of support from those entities. He stated that since the last hearing the project went before the Palmer Conservation Commission and were issued an Order of Conditions for site work, allowing work that has been proposed.

He stated they will have an ADA accessible entry on the North side of property. They will be installing a rain garden, which will filter out Stormwater then drain to river. He stated site cleanup and improvements will occur.

A traffic impact analysis was also done. He stated there will only be employees and deliveries (in and out) occurring. There are 21 estimated trips a day.

He then stated that 310 gallons of water will be used a day on site. He stated the reason it is so low is because the growing process is so efficient. He stated the fire chief had questions regarding emergency services entry, to which an analysis was done.

M. Marciniac asked if there is any information on which odor control systems will be used. B.

Geaudreau stated not yet, they are working on the system and will be submitting cut sheet.

M. Marciniac then opened the floor for public comment.

Paul Goodrich of 88 Breckenridge asked what the pins in the ground next to his house were. It was discussed that they were most likely wetlands flags. He then asked about which fertilizer will be used and if it is flammable.

Jordan O'coin the Head Grower for Madear Cultivation stated that everything will be stored and labeled properly per the CCC.

Robert Paribo of 25 Norma St stated he had traffic concerns. There are bus stops in the area and worries there will be accidents. He also expressed concerns for his sewer bill going up.

Ed Nega of 26 Berkshire St asked if there will be any dust control measures due to the driveway being unbearably dusty. He also stated that the driveway is loud when trucks go over it multiple times a day. He then stated concerns about how the facility will impact property values.

Deborah Connors of 26 Berkshire St stated that trees expressed her frustration over trees that had been cut down, and stated she had photo proof. After brief discussion it was noted that it was not the applicant, but rather the other tenant on the property that had removed the trees.

Pauline Garcia of 113 Breckenridge St stated she had concerns after reading internet articles about other facilities facing mildew problems. She also stated that she read an article regarding working conditions being a possible an issue. She also stated that she is concerned to breathe in terpenes as she read they might be detrimental to mental and physical health.

A resident of 68 Breckenridge asked about waste disposal. B. Geadreau stated that CCC regulates how cannabis byproducts are disposed of, and they will be doing whatever is required. He stated that waste will be kept interior and sent to waste facility.

M. Marciniac respectfully stated that folks should look up the CCC regulations and State Law regarding cannabis facilities as most of these concerns are regulated though those entities.

Shannon Otono of 17 Deborah St stated her concerns on whether or not the electrical grid can handle such a facility.

Beth Smith of 30 Lawrence St asked about how much tax money the Town will be getting from this facility? M. Marciniac stated that the Board will not consider it as the Board only regards Chapter 40 zoning.

Pauline Garcia of 113 Breckenridge stated she had concerns of odor.

A motion to continue the hearing to 10/3/2022 at 7:00pm was made by N. Czech, seconded by M. Dee. The motion passes 4-0.

### **7:15 pm: Zone Change- Lawrence St**

Chairman M. Marciniac opened the hearing. Administrative Assistant Rebekah Wright read the public hearing notice.

On behalf of the zone change proponent, the Lizak family, was Brenda Binczewski. She stated the property has been on the market listed as residential for years, but no interest. She stated that Sherman & Frydryk created a concept plan that depicted the front lot on Thorndike attached to the two parcels on Lawrence, creating a lot of 1.8 acres of highway business.

Jacob Gelhausen of Caroline Circle asked about how big of business can go into the parcels.

Beth Smith of 30 Lawrence St stated the last two years the traffic has been crazy. She has concerns of truck traffic as well.

Maria Hughes of 215 Shearer asked "if these two lots are changed, does that mean the other 4 lots will be changed as well?" It was stated no, not at this time.

Ron Masnicki of Lawrence St stated he has major concerns regarding traffic from the Pike.

Carl Schattgen of Caroline Circle asked if this is a choice between two evils.

L. Leduc stated that she prepared assessment of vacant properties in town. She stated that there are very little vacant highway business properties that can be used.

A motion to recommend the zone change to Town Council was made by K. Burns. Motion seconded by M. Dee. Motion passes 4-0.

### **7:30 pm: "Pink House" Finding:**

Chairman M. Marciniac opened the hearing. Administrative Assistant Rebekah Wright read the public hearing notice.

Bill Fenner, Zoning Enforcement Officer, explained that the plan is to demolish the house that has been severely damaged by arson.

Jacob Gelhausen asked if it will be for sale.

B. Fenner stated the Town doesn't own it.

A motion to grant the finding was made by N. Czech, seconded by K. Burns. Motion passed 4-0.

### **Meeting Minutes: 8/15/22**

A motion to approve the minutes was made by K. Burns, seconded by N. Czech. The motion passes 4-0.

**Abutting Town Notices & Interest Allocation Report:**

The abutting town notices and interest allocation report have been provided to the board via Dropbox.

**Station Place request to release Stormwater Surety**

L. Leduc briefly explained the request for release of Stormwater surety. She stated the site is in compliance and she has no issue releasing it.

A motion to release the Stormwater surety was made by N. Czech, seconded by K. Burns. Motion passed 4-0.

**Dollar General Stormwater Compliance Report**

L. Leduc stated there was a review done by Apex. M. Marciniac stated the site will be getting cleaned up. There was an estimated \$1200 peer review fee requested.

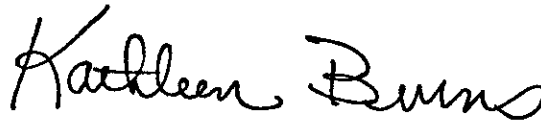
A motion to acknowledge receipt of the report was made by N. Czech, seconded by K. Burns. Motion passed 4-0.

**Board Member Comments:**

Michael Dee stated he attended the Masterplan Implementation Committee meeting. He stated they organized the structure of the committee and reviewed minutes.

**Adjournment**

A motion to adjourn the meeting at 9:11 pm was made by N. Czech, seconded by K. Burns. The motion passed 4-0.



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Kathleen Burns, Clerk