

TOWN OF PALMER

Michael Marciniac, Chairman
Norman Czech, Vice-Chairman
Kathleen Burns, Clerk
Thomas Skowrya
Paul Burns- Johnson

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PALMER PLANNING BOARD AGENDA

Town Administration Building
Monday, April 10, 2017 - 7:00 P.M.:

TOWN OF PALMER, MA
TOWN CLERK'S OFFICE
17 APR - 5 PM 4:20

Public Hearing:

7:00PM Continuance from March 6: RB Enterprises Robinson Rd

The applicant, RB Enterprises, Inc., is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove earth materials from the property located on Robinson Road, Depot Village, also known as Assessor's Map 9 Lot(s) 21,22,24-1,31,34.

7:15PM RDL Associates

The applicant, RDL Associates, LLC, is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove earth materials from the property located on L66 Palmer Street, on the east side of the street located approximately 650 feet south of Fuller Street, Bondsville, also known as Assessor's Map 24 Lot 66.

New Business:

- Site Plan Waiver; 25 Bourne St
- Minor Site Plan Amendment; Dollar General
- SANR Mason St
- ADA self- evaluation from Community Development Director
- Zoning Map Updates
- Abutting Town Notices
- Minutes, March

Old Business:

Board Member Comments

Town Planner Update:

Next Meeting Date: April 24 PH: PV amendment

4/6/2017

DRAFT Palmer Planning Board

Planning Board Meeting Minutes

Monday, April 10 2017

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:10PM on Monday, April 10, 2017 in the Police Department Administration Community Meeting Room. Present were Norman Czech, Paul Burns Johnson, Thomas Skowyrza and Kathleen Burn Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Robinson Road Solar Continued from February 27, 2017 and March 6, 2017

Present was land owners, Raymond Breton and Paul Les. Present representing and owners was Donald Frydryk, of Sherman & Frydryk Engineering.

D.Frydryk explained the decision to try and locate another entrance, off of Route 67. He stated that the full submission will be presented as soon as it's ready. He also stated he will need a DOT permit. M.Marciniac asked if any Board members had any comments, and then opened it up to the public.

Mrs. Szlachetka, of 128 Boston Rd stated that the plan is incorrect and does not show any wells on the plan. She also stated that the proposed road goes right over the pipes from the well to her house.

Sylvia Pyzocha of 82 Boston Rd, stated that she is concerned about the ground water and all of the excavation of forest, land and soil. She also inquired whether there were any other complaints about him in town as far as his work habits and reputation go.

Sandra Nichols of 2 Robinson Rd stated she was concerned about the drought and what impact the excavation could do to it.

William March of 5 Robinson Rd is concerned about the water flow as well and his septic plans shows the water flows SE.

Chris Wystepek of 17 Robinson Rd Stated he has a shallow well and does not have the money to fix it in the event something happens to it from the excavation.

Mr. Szlechetka of 2 Robinson Rd stated that 2-3 years ago Mr. Breton was dropping trees on the property and had no regard for anyone in the area. He stated that Mr. Breton's pockets are deep and he has no care for anyone's well-being except his own.

David Nichols, of 2 Robinson Rd stated his concern about water. He inquired as to whether the applicant can be held responsible or have any liability in the event something happens to their wells.

Susan Taylor of 232 Thompson St stated her concern would be with heavy machinery and trailer trucks and all of the noise this operation could make.

The Board thanked the public for their comment and stated they will have to wait and see what the professional opinions come back with.

With no further comment the Board decide to continue hearing.

Motion was made by P.Burns-Johnson to continue hearing to May 8 at 7:00PM. N.Czech seconded the motion. Motion passed (5:0)

RDL Associates Earth Removal

The applicant, RDL Associates, LLC, is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance, to remove earth materials from the property located at L66 Palmer Street On the east side of the street located approximately 650 feet south of Fuller Street, Bondsville, also Known as Assessor's Map 24 Lot 66.

N.Parker read public hearing notice.

Present was applicant Mark Gomes, as well as his engineer, Donald Frydryk, of Sherman an Frydryk Engineering.

D.Frydryk presented the application to the Board.

He explained that this is a continuation of a current earth removal operation. They are in year 2 of 3. The traffic is the same as previous year, 10-15 trucks per day. Operation hours are still the same, As in ordinance.

Three waivers were requested: 11.7 Test pits/borings; 11.8.2 50' buffer; 171.29 d(h)(1) Landscaping It was stated by the Board that the previous Stormwater permit will continue to remain in effect.

It was also stated that the rocks in the yard will be removed. The Board is still looking for a Certificate of compliance on the parcel in the current order of conditions. There are invasive species (Japanese knotwood) that have been on the parcel for a number of years that need to be eradicated. The monitoring wells also are in need of new covers as have been requested for the past several years. The safety fence also is on need of repair.

Motion was made to approve 3 waivers by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

Motion was made to approve Special Permit with conditions by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

SANR Mason Street

Motion was made to approve SANR by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

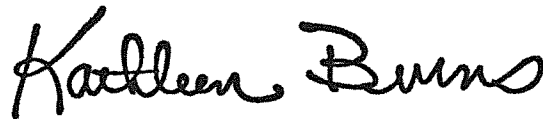
Minor Amendment; Dollar General
Withdrawn

Minutes; March 6

Motion was made to approve as amended by K.Burns. Seconded by P.Burn-Johnson. Motion passed (5:0)

III Adjournment

Motion was made to adjourn at 8:55PM by T.Skowyra. Seconded by P.Burns- Johnson. Motion passed (5:0)

A handwritten signature in black ink that reads "Kathleen Burns". The signature is written in a cursive style with a horizontal line underneath it.

Kathleen Burns, Clerk