

**Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, April 22<sup>nd</sup>, 2024**

**I. Call to Order**

Chairman Michael Marciniac called the meeting to order at 7:00 PM on Monday, April 22<sup>nd</sup>, 2024, in the Town Hall Meeting Room. Vice Chairman Norman Czech, Clerk Shelby Lamothe, Members Scott Day and Michael Dee were present. Also present was Town Planner Heidi Mannarino recording minutes.

***Public Hearings:***

***7:00 PM: 89 Ford Street- Special Permit- The applicant, Triana Marrero, is seeking a Special Permit under sections 171.28 & 171.81 of the Palmer Zoning Ordinance for the operation of a home occupation nail salon. The property is located at 89 Ford Street, Three Rivers, MA and is also known as Assessors Map 67 Lot 43.***

***7:15 PM: 25 Ware Street – Special Permit and Site Plan Approval- The applicant, Truss Pine, is seeking a Special Permit and Site Plan Approval as required by sections 171-28, 171-29, & 171-67 of the Palmer Zoning Ordinance to convert the existing building into a wood truss manufacturing facility with outdoor storage of wood and truss materials on the property located at 25 Ware Street, Palmer, MA. This parcel is known as Assessor’s Map 73, Lot 57.***

***7:30 PM: 22 Mt Dumplin Road – Site Plan Approval- Continued from 3/25/24- The applicant, Palmer Foundry Inc., is seeking a Site Plan Approval as allowed under section 171.29 to construct a building addition, relocate the existing sewage disposal system, and expand the Stormwater Management system on the property located at 22 Mt. Dumplin Road, Palmer. This parcel is also known as Assessor’s Map 19, Lots 9 & 10.***

***New Business:***

- ***SANR- Lot Reconfiguration, Griffin St***
- ***400 Peterson Rd- Cell Tower Minor Amendment, Centerline Communications***
- ***Courtesy Letter- Amherst Railway Society***
- ***Meeting Minutes: 3/25/2024***
- ***Abutting Town Notices***
- ***Interest Allocation Report***

***Old Business:***

***Board Member Comments:***

***Town Planner Update:***

**II. New Business:**

**7:00 PM: 89 Ford Street- Special Permit:**

M. Marciniac opened the hearing at 7:01 PM. H. Mannarino read the public hearing notice. M. Marciniac asked what the proposed hours would be. Applicant Triana Marrero stated that they will be 9:00 AM – 7:00 PM Monday through Friday. M. Marciniac stated that the applicant will need to

reapply in one year if approved since it is a home occupation. S. Day asked if it would be one customer at a time, T. Marrero replied yes, it would. M. Dee inquired about parking, to which the applicant specified that there are 5 spaces total.

**A motion to approve the special permit with conditions was made by N. Czech, M. Dee seconded. The motion passed 5-0.**

**SANR- Lot Reconfiguration, Griffin St:**

M. Marciniac briefly described the lot reconfiguration.

**A motion to approve the plans for the ANR (lot reconfiguration) for Griffin St was made by M. Dee, S. Day seconded. The motion passed 5-0.**

**Meeting Minutes: 3/25/2024:**

**A motion to approve the minutes as written was made by N. Czech, seconded by S. Day. The motion passed 5-0.**

**Courtesy Letter- Amherst Railway Society**

H. Mannarino briefly described the scope of work for the installation of a model train. She added that the Conservation Commission is also aware as it is within their jurisdiction.

**A motion to acknowledge receipt of the letter was made by N. Czech, S. Lamothe seconded. The motion passed 5-0.**

**7:15 PM: 25 Ware Street – Special Permit and Site Plan Approval**

M. Marciniac opened the hearing at 7:15 PM. H. Mannarino read the public hearing notice for the record. The applicant's legal counsel, Richard Maynard Esq., and engineer, Steven Mack P.E. of Foresight Land Services Inc., gave a summary of the proposed project.

M. Marciniac asked where specifically on the plans it designates the laydown areas for outdoor storage of materials. S. Mack replied that the areas may evolve, so they were hesitant to explicitly define those areas.

John Furman of VHB goes over his peer review of the application. He suggested the Board include a condition prohibiting the use of pesticides and chemicals due to it being within the Water Supply Protection District. J. Furman asked if steel would be stored in the laydown area, and that it may cause stormwater concerns as steel may be coated in oil to prevent corrosion. S. Mack responded that steel is not anticipated to be stored outdoors. J. Furman also noted that proposed buffer plantings should be specified more clearly in the plans.

S. Day inquired about the noise level of the factory. The applicant, Nelson Oliveira, explained that the noise would primarily come from a saw, which would be indoors.

M. Marciniac clarified to J. Furman that this application would not require a Finding as indicated in the review. He continued to explain that while this is a pre-existing non-conforming structure, there will be no expansion to the use or the building footprint.

M. Marciniac stated that there will be a condition included that stipulates only lumber be included in the outdoor storage, and no pressure treated wood. N. Czech addressed the hours of operation, inquiring if they could be reduced on the weekend. N. Oliveira agreed to alter the hours to 7:00 AM-7:00 PM Monday through Friday, and 7:00 AM – 1:00 PM on Saturdays.

**A motion to approve the waiver of strict compliance for parking requirements was made by M. Dee, S. Lamothe seconded. The motion passed 5-0.**

**A motion was made to issue a determination of inapplicability of the Stormwater Ordinance was made by N. Czech, S. Day seconded. The motion passed 5-0.**

**A motion to grant the Special Permit was made by N. Czech, M. Dee seconded. The motion passed 5-0.**

**A motion to grant Site Plan Approval was made by M. Dee, S. Lamothe seconded. The motion passed 5-0.**

**7:30 PM: 22 Mt Dumplin Road – Site Plan Approval Continued from 3/25/24:**

Donald Frydryk of Sherman & Frydryk reviewed the response to VHB's peer review of the project. M. Marciniac asked if there will be a passable area around the back of the building for emergency vehicles. D. Frydryk stated that they plan on cleaning up behind the building in case of a fire or other emergency. Brief discussion ensued.

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

**A motion was made to grant the Stormwater Permit was made by N. Czech, M. Dee seconded. The motion passed 5-0.**

**A motion to grant Site Plan Approval was made by N. Czech, M. Dee seconded. The motion passed 5-0.**

**400 Peterson Rd- Cell Tower Minor Amendment, Centerline Communications:**

H. Mannarino briefly described the proposed alterations to the cell tower. Brief discussion ensued.

**A motion to approve the minor amendments was made by M. Dee, N. Czech seconded. The motion passed 5-0.**

**Board Member Comments:**

M. Marciniac briefly mentioned some considerations for addressing Battery Energy Storage Systems within the Ordinance. He specified that the Board may consider prohibiting this use within the Water Supply Protection District or within certain residential zoning districts.

**Interest Allocation Report:**

Interest Allocation Report was available in the Board's dropbox for review.

**Abutting Town Notices:**

The abutting town notices were available in the Board's dropbox for review.

**Adjournment**

A motion to adjourn the meeting at 8:45 PM was made by M. Dee, seconded by S. Lamothe.  
Motion passed 5-0.



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Shelby LaMothe, Clerk