

Palmer Planning Board

Planning Board Meeting Minutes

Monday, April 23, 2018

I. Call To Order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, April 23, 2018, in the Town Hall meeting room. Present were members Norman Czech, Kathleen Burns, Tom Skowyr, and Paul Burns-Johnson. Also present was Town Planner, Linda Leduc, and Gillian Davis recording minutes.

II. Public Hearings

7:00 PM- JT Brown- Off Ware Road, Palmer - Continued from March 5, 2018, & April 2, 2018
Special Permit to remove earth materials from the property. Parcel is also known as Assessors Map 37, Lots 15 & 16.

The chairman opened the special permit public hearing at 7:04PM. This meeting was continued from March 5, 2018, and April 2, 2018.

M. Marciniac went over a letter requesting a continuance from Don Frydryk, representing JT Brown, dated April 20, 2018.

M. Marciniac explained to the Board, William and Jason Brown have asked Sherman & Frydryk, LLC to review their current special permit application, to help gather all information needed to make the application complete as well as addressing review comments received to date.

A motion to continue the public hearing on May 7, 2018, was made by P. Burns-Johnson. After further discussion, the Board determined it would be more beneficial for the hearing to be set at a later date with respect to Sherman & Frydryk. The motion was withdrawn.

A motion was made to continue the public hearing on May 21, 2018, at 7:45PM by P. Burns-Johnson, seconded by T. Skowyr. The motion passed (5:0).

7:15PM- Minor Amendment- McDonald's Restaurant, 1184 Thorndike St.

Eric DeBrule, Assistant Project Manager of Bohler Engineering, was present to represent McDonald's.

E. DeBrule submitted a packet for the Board to file and distributed site plans to members. He went over the layout of the current site and explained the purpose of the amendment is to bring the site up to current ADA code.

E. DeBrule said the project would entail rebuilding the sidewalk with correct slope, addressing ADA parking stalls, removing the two ADA spots located behind the building. He further explained the order points in the drive thru will change and the menu will be converted to a digital screen. Lastly, he stated there will be updates to the exterior and the overall site will look refreshed.

T. Skowrya asked how close the first ADA parking spot was to the road and expressed concern with someone backing out from that space while another driver is entering the lot, that driver will be forced to stop in the road.

M. Marciniac said T. Skowrya made a good point but has never seen a problem where someone has had to stop in the street.

P. Burns-Johnson added, that McDonald's location does not have much foot traffic and the location is mainly used for the drive thru.

A motion was made to grant waiver amendment by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

7:20PM- Minor Amendment – Borrego Solar Systems Inc., 271 Breckenridge St.

M. Marciniac directed the Board to a map submitted by Steve Long, dated April 23, 2018. He further explained at the latest Conservation Commission meeting, there was a discovery that the access road to this solar array would be on a wetland. Marciniac then said the access road needs to be moved to the north because the original isolated wetland is larger and established to be a bordering vegetated wetland.

M. Marciniac finished by stating this is what the Planning Board wanted all along and now there will be a crook in the road, in order to get it out of the wetland.

A motion was made to grant waiver amendment by P. Burns-Johnson, seconded by N. Czech. The motion passes (5:0).

III. New Business

Adult Use Marijuana Ordinance

L. Leduc went over documents distributed to the Board, dated April 23, 2018. She first went over an email received from Attorney Brian Falk, dated April 11, 2018, addressing ordinance questions.

L. Leduc went over a spreadsheet, created to show the juxtaposition between six towns and their ordinances. She also noted the town of Millbury's ordinance and encouraged the Board to look it over to provoke ideas.

After reviewing the documents provided, as well as a discussion of what would suit best for the town, a general idea was given to L. Leduc to begin the ordinance.

Zoning District seemed to generate the most discussion.

L. Leduc explained to the Board, required by the state, these facilities cannot be within 500 feet from churches, day cares, and schools.

M. Marciniac expressed concern with said setback requirement and gave an example of K-Mart Plaza. He explained if there was a day care center just behind the plaza, it would create an issue and could impact an area that could be utilized. He further stated it should not be allowed in residential areas. He said people need to drive there and buy it, so people won't walk on the streets and smoke it.

There was a general consensus that the zoning district should be Highway Business for retail and Industrial for production/manufacturing. The locations within the Highway Business zoning should be no more than 3,000 feet apart.

The Board suggested there be six retail establishments and no more than two of each all other types of establishments.

The Board had more general discussion about setbacks as well as hours of operation.

L. Leduc stated she has enough information to create an ordinance draft and will have one at the next meeting, May 7, 2018.

Discussion on large-scale solar moratorium:

M. Marciniac opened this discussion stating the zoning isn't very tight when it comes to solar and that the Board needs to take a look at what is in place at this time.

L. Leduc expressed concern of agricultural soils. She stated it is a resource that is worth protecting but also it preserves rural character and connection to the land.

M. Marciniac stated the Board needs to start limiting what can be shown and who is able to see it. He said it is time to look at what other towns have and bring it to the Town Council.

P. Burns-Johnson stated the Board needs to find the right balance.

The Planning Board will be proponent of the moratorium.

Zone Change referral from Town Council- 1701 Park St.

M. Marciniac reviewed a letter from the Town Manager, received April 12, 2018, for a request to change current zoning at 1701 Park St. He said the request is to change its current zoning status of Highway Business to Industrial A.

A zone change request public hearing has been scheduled for May 21, 2018 at 7:30PM.

Meeting Minutes – April 2, 2018

A motion to approve the meeting minutes from April 2, 2018, as amended was made by P. Burns-Johnson, seconded by T. Skowyra. The motion passed (5:0).

Abutting Town Notices & Monthly Allocation Report

Abutting Town Notices and Monthly Allocation Report were distributed to Board Members.

Old Business:

Knox Pond Construction Report # 126:

A motion was made to acknowledge receipt of Knox Pond Construction Report #126 by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

Board Member Comments:

M. Marciniac explained a letter was received from Attorney Chris Heep of Miyares Harrington, dated April 5, 2018, regarding Palmer Motorsports Park. He said there is a scope being put together for testing.

Town Planner Update:

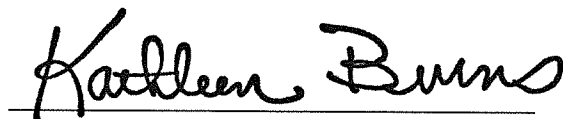
L. Leduc stated the Planning Board is being asked for a letter of support for the Conservation Agent, Angela Panaccione, who is writing a MVP grant.

A motion for a letter of support from the Planning Board was made by P. Burns-Johnson, seconded by K. Burns. The motion passed (5:0).

Board Member Comments:

V. Adjournment:

A motion was made to adjourn at 8:49PM by T. Skowyra, seconded by P. Burns-Johnson. The motion passed (5:0).



Kathleen Burns, Clerk