

# TOWN OF PALMER

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

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## PALMER PLANNING BOARD AGENDA

Monday, April 24, 2017 - 7:00 P.M.:

17 APR 20 AM 11:01  
TOWN OF PALMER, MA  
TOWN CLERK'S OFFICE

### Public Hearing:

#### 7:00PM Photovoltaic Ordinance Amendment:

In accordance with the provisions of Chapter 40A, Section 5 M.G.L. the Planning Board will hold a public hearing on Monday, April 24, 2017 at 7:00 PM in the Town Hall Administration Building to amend Article XXIII, Section 171.126 – Large-Scale Ground-Mounted Solar Photovoltaic Installations. Amended language is specific to section 3.0 General Siting Standards.

- Acknowledge Receipt of Conservation Commission comment

#### 7:15PM Minor Site Plan Amendment; Sherwood Lumber Rail Spur

#### 8:00PM Executive Session: Reason #3

### Old Business:

- Site Plan Waiver ; Bourne Street
- Correspondence from Fred Ferguson
- Minutes; March 27; April 10
- Knox Pond Construction Report # 114
- Letter to Monson ZBA Re: Hovey Road Project

### Board Member Comments

### Town Planner Update:

- The Beacon Articles
  - Recreational Marijuana
  - Room Occupancy Tax

**Next Meeting Date:** May 8, 2017 Cont.; RB Robinson Rd PH- JJC Earth Removal  
May 22, 2017 (tentative)

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, April 24, 2017

### I Call to order

Chairman Michael Marciniac called the meeting to order at 7:15PM on Monday, April 24, 2017 in the Police Department Community Meeting Room. Present were Norman Czech, Paul Burns Johnson and Thomas Skowyra and Kathleen Burns. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

### II New Business

#### Town of Palmer Photovoltaic Solar Amendment

N.Parker read public hearing notice

The Board received a letter of referral from the Town Manager regarding the amendment on April 18, 2017. Conservation Commission also sent a letter to the Board dated April 10. M.Marciniac read letter aloud to the Board.

Motion was made to acknowledge receipt of letters by K.Burns. Seconded by N.Czech. Motion passed (5:0)

L.Leduc went over the changes from the existing to proposed amendments. M.Marciniac stated that there are 10 projects currently constructed in town and almost all of them comply with new proposals.

It was stated that the purpose of zoning is to protect land. These proposals are looking to protect abutters from a commercial use in residential zones.

There was discussion from the public and the Board on the language in the revised ordinance. It was decided that the steep slopes not allowed as open space be removed.

There was a question from Donald Frydryk, of Sherman and Frydryk Engineering if there is an open field would a 100' buffer need to be planted. The Board stated that yes, the new buffer requirement would make the applicant plant the buffer to shield from abutters view.

Motion was made to prevent any previously approved projects not be affected by the revised ordinance by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

Motion was made to approve revisions with new amendments by striking section 3.7. "Steep slopes over 25% will not be included in open space." By P.Burns-Johnson. Seconded by N.Czech. Motion passed (4:0:1) Burns

### Sherwood Lumber Minor Site Plan Amendment

Present was Lindsay Barbee, of GPI, the engineer representing Sherwood Lumber and introduced the project. She stated that to make the project more cost effective, the applicant is looking to remove some paving and replace with hard packed gravel.

J.Furman of vhb reviewed his memo dated April 21, 2017. He stated that the calculations for the stormwater were minimal due to the changes. He also stated that National Heritage reviewed the original application to determine that it would not affect the wildlife are in close proximity to the project, and should resubmit to the for verification that the proposed amendment doesn't affect it as well. It was also stated the catch basin be monitored and cleaned as needed to prevent the sediment from accruing.

Brian Nunes, Director of Operations for Sherwood Lumber, stated that this practice will be implemented.

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

Motion was made to acknowledge receipt of Conservation Commission correspondence letter by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

### 8:00PM EXECUTIVE SESSION

Motion was made to enter into executive session for reason #3 "To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the government's bargaining or litigating position. Also, to conduct strategy sessions in preparation for negotiations with non-union personnel; to actually conduct collective bargaining and contract negotiations with non-union personnel" by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

Open meeting resumed at 8:45PM

### Waiver of Site Plan

Waiver of Site Plan for Paint the Town on Bourne Street by N.Czech. Seconded by T.Skowrya. Motion passed (5:0)

### Minutes:

March 27, 2017

Motion was made to approve minutes by N.Czech. Seconded by K.Burns. Motion passed (5:0)

### Knox Pond Construction Report # 114

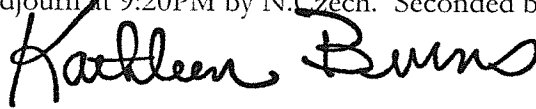
Motion was made to acknowledge receipt of report by N.Czech. Seconded by K.Burns. Motion passed (5:0)

### III Town Planner Update

L.Leduc distributed 2 articles from the Beacon magazine to the Board regarding recreational marijuana and room occupancy tax rules for their information.

### IV Adjournment

Motion was made to adjourn at 9:20PM by N.Czech. Seconded by T.Skowyra . Motion passed (4:0)

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

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Kathleen Burns, Clerk