

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, April 25, 2016

### **I Call to order**

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, April 25, 2016 in the Town Administration Building Meeting Room. Present were Kathleen Burns and Tom Skowrya. Norman Czech and Andrew Golas were absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

### **II New Business**

Continuance from March 7

JJC Materials

The applicant, JJC Materials, 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 off Park Street and East Palmer Park Drive, Depot Village, also known as Assessor's Map 7 Lot 13.

Present was Janet Callahan, president of JJC Materials, and Mike Shea, Superintendent of JJC Materials. Present representing the town was John Furman, of Vanasse, Hangin & Brustlin (VHB) engineering firm.

Ms. Callahan stated that she received the comments from VHB. She stated that she was formally submitting erosion and sediment control plan waiver, dated April 4, 2016. She submitted information regarding the short fiber product that was previously approved by the Board for close out in 2009, 2010 and 2013.

She explained that a stamped plan with updated abutters was not available due to the fact that the surveyor had a fire in his home and was waiting to get back online, but will be submitted ASAP. She also stated that she understands she needs permission from the Planning Board to screen on the site.

She stated that she would like to request a Stormwater Bond waiver since her operating bond is higher than is required. She stated that she would go to the surety company and get the correct amount for 21.5 acres of disturbed area.

It was stated by the board that due to not having a quorum for a special permit, the hearing would have to be continued.

Motion was made to continue hearing to May 2, 2016 at 7:00PM by T.Skowyra. Seconded by K.Burns. Motion passed (3:0)

Mark Campbell ,Mini Golf Center

The applicant, Mark Campbell, is seeking a Special Permit and Site Plan Approval as required by sections 171.28, 171.55 and 171.29, for the construction of a mini golf course and associated site improvements located at Ware Street (Route 32), Palmer MA. This parcel is also known as Assessors Map 42, Lot 2-1.

Letters were sent from the applicant requesting to continue.

Motion was made to acknowledge receipt requesting to continue to May 16, 2016 at 7:15PM by T.Skowyra. Seconded by K.Burns. Motion passed (3:0)

Waiver of Site Plan, 1313 Park Street

Present was prospective new owner, Steve Stathis, along with Edwin Rodriguez/ property manager.

It was stated that the current business is an auto upholstering and repair business. It will be converted to auto detailing. There will be no change or increase.

Motion was made to grant waiver request by T.Skowyra. Seconded by K.Burns. Motion passed (3:0)

ZBA Decisions distributed to the Board for their review.

Motion was made to acknowledge receipt of decisions by K.Burns. Seconded by T.Skowyra. Motion passed (3:0)

NextSun Energy letter requesting an extension for the solar project dated April 12, 2016.

The applicant stated that due to net metering caps they have been unable to proceed but since the cap was lifted they feel they will be commencing soon.

Motion was made to acknowledge receipt of letter and send letter to NextSun granting the extension by T.Skowyra. Seconded by K.Burns. Motion passed (3:0)

Knox Pond Construction Report #102

Motion was made to acknowledge receipt by T.Skowyra. Seconded by K.Burns. Motion passed (3:0)

Interest Allocation Report March 2016

Motion was made to acknowledge receipt by T.Skowyra. Seconded by K.Burns. Motion passed (3:0)

Abutting town notices were distributed to the Board.

### **III Board Member Comments**

The Board was notified that Carmine Capua will be coming in for an amendment to add a take- out window.

PMP documents have not been received. The Board is awaiting a response from the attorney about the MOU.

### **IV Adjournment**

Motion was made to adjourn at 8:00PM by T.Skowya.. Seconded by M.Marciniec. Motion passed (2:0:1)Burns

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Andrew M. Golas, Clerk