

Palmer Planning Board

Planning Board Meeting Minutes

Monday, April 2, 2018

I. Call To Order

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, April 2, 2018, in the Town Hall meeting room. Present were members Norman Czech, Kathleen Burns, Tom Skowyra, 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
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 7:00 PM. This meeting was continued from March 5, 2018.

M. Marciniec went over a letter requesting a continuance from Don Frydryk, now representing JT Brown, dated March 28, 2018.

M. Marciniec 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 acknowledge receipt was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

A motion to continue to public hearing on April 23, 2018, at 7:00PM was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

III. New Business

West Rock—21 Wilbraham Road.
Waiver of Site Plan Approval

Harry Gardner, Plant Manager of West Rock was present.

Bill Rankin, Director of Marketing for Maple Leaf Distribution Services Inc. was present.

L. Leduc provided some background to the board, stating this is Ed Greenbaum's property located on Wilbraham Street and is the parcel to the left when entering Maple Tree Industrial Park. It is Assessors Map 12 Lot 22. This property is going to be leased to West Rock for temporary trailer truck

parking. L. Leduc told the board, she directed this request to Bonnie Weeks, Building Inspector and Zoning Enforcement Officer, for consideration for the waiver.

Harry Gardner from West Rock spoke to the board about the company as well as the project at hand. He stated West Rock is an international company that employs 45,000 people and is based in Wakefield, MA.

H. Gardner continued to explain the plant in Wakefield is going to be upgrading equipment. He went on to state one to two trucks per day will be brought to the parking area during the week until there are 39 trailers. Full trailer loads of pizza boxes will be stored on the lot and Maple Leaf will pick them up once the customers need boxes.

M. Marciniac stated this would require a site plan or a waiver. He stated Bonnie had minimum problems with the waiver. He then asked what the maximum number of trucks is.

H. Gardner stated there will be a maximum of 39 trucks.

M. Marciniac asked when they would like to start bringing in trucks and when the trucks will be leaving the property.

H. Gardner said he would like to start tomorrow. He said June 6, 2018 is when the trucks will start to be removed from the site and by August 15, 2018, all trucks will be gone.

T. Skowyra questioned what the process is going to be.

B. Rankin stated there will be a one way flow from Maple Tree to Maple Leaf. Arrangements were made because Maple Tree is full, which is a good thing for business, but this way it limits congestion.

M. Marciniac discussed earlier in the week with Bonnie Weeks about the condition of the site. He said the site hasn't been in the best condition and that the board should ask that it be cleaned up, especially due to the property being river front.

M. Marciniac further stated a separate letter should be sent to Ed Greenbaum stating he needs to clean up the site.

H. Gardner said he drove by the site recently and saw there was a 40' storage unit that was gone, so he believes Ed might be picking up the site. He also said that the site still needs to be graded.

M. Marciniac shared that he thought granting a waiver would be advantageous to help a local manufacturing company.

L. Leduc made certain that September 15, 2018, would be day all trucks must be off the site. She stated Bonnie is strict with that date.

H. Gardner replied saying the project has been moved up two weeks and does not seem to be a major issue.

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

Meeting Minutes – March 19, 2018

A motion to approve the meeting minutes from March 19, 2018, as amended was made by N. Czech, seconded P. Burns-Johnson. The motion passed (5:0).

Abutting Town Notices & Monthly Allocation Report

Abutting Town Notices were distributed to the board and there was no new Monthly Allocation Report.

Board Member Comments:

M. Marciniac went over an email dated March 30, 2018, that stated a change in Massachusetts Public Waterfront Act, also known as Chapter 91. A copy of this change was distributed to all board members.

I. Public Hearing

7:30PM-- Borrego Solar Systems, Inc. - 271 Breckenridge Street, Palmer

Site Plan Approval and Special Permit to install a 6.4 MW ground-mounted photovoltaic system at 271 Breckenridge Street, Palmer. Parcel also known as. Assessors Map 19, Lots 60-63.

The chairman opened the site plan approval public hearing at 7:30PM. This meeting was continued from January 22, 2018, February 26, 2018, and March 19, 2018. Chairman then opened the special permit hearing for large scale solar array located in the secondary recharge area in the aquifer protection district. Chairman stated both public hearings will be held concurrently.

The applicant Steve Long, P.E. from Borrego Solar Systems, Inc. was present.

John Furman, P.E. of vhb, was present representing the Planning Board.

S. Long went over revisions made after the last meeting.

S. Long showed that all drafting errors have been fixed particularly of the tree line. He also showed the Board that the access road had been realigned to not be in direct view of the abutters across the street. He addressed the poles on the south side that have been removed. He stated they initially thought the batteries needed poles but once they realized there was no need, the poles were then removed.

S. Long stated the access road has been straightened and pushed away from the property line to the south, which was the biggest concern from the meeting on March 19th.

J. Furman went over his review memo dated April 2, 2018.

J. Furman stated from last meeting the two biggest issues were the poles and roadway which have been addressed. He then said there has been a reduction in poles from 13 to 9.

J. Furman continued to go over the three waivers that have been requested:

- Request waiver of televising underground stormwater utilities.
- Request waiver of Formal Landscape Plan per Section 171-29 D [4] [h].
- Request Waiver of verification of Estimated Seasonal High Groundwater Elevations.

J. Furman then said all comments have been addressed.

M. Marciniac stated a pre-construction meeting needs to be held to meet the contractor.

M. Marciniac also expressed a need for a condition stating all structures including utility poles be placed as on the approved plan.

N. Czech asked if a National Grid agreement is confirmed.

S. Long replied that National Grid is still working on the agreement. He went on by saying Borrego will not get confirmation of the impact study until the project is entitled then a more detailed study will occur.

S. Long ensured the Board that Borrego will not start cutting until all is worked out with National Grid.

L. Leduc asked about the surety amount which has been agreed upon and will be in the form of a \$155,000 bond.

L. Leduc asked what the status was on the Landscaping Plan.

M. Marciniac replied stating he doesn't see a need for a Landscaping Plan.

J. Furman restated that there are three waivers being requested.

A motion was made to grant the waivers requested by P. Burns-Johnson, seconded by K. Burns. The motion passed (5:0).

A motion was made to grant the special permit and site plan approval by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

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

III. New Business

Cannabis Control Commission released an updated municipal guidance information packet, which was distributed to the Board members.

Town Planner Update:

L. Leduc clarified to the Board the misinterpretation of recent news regarding a purposed water park coming to Palmer. She further said the purpose of the interview was to promote the site and possibly get a developer.

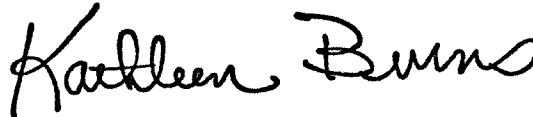
L. Leduc also updated the Board that Burgundy Brook Café currently located on Palmer Street, will soon be moving to 2048 Main Street, Three Rivers.

Board Member Comments:

M. Marciniac went over the land court hearing last week regarding Palmer Motorsports Park. He said we are awaiting a written decision from the judge.

V. Adjournment:

A motion was made to adjourn at 8:00PM by K. Burns, seconded by P. Burns-Johnson. The motion passed (5:0).



Kathleen Burns, Clerk