

Palmer Planning Board

Planning Board Meeting Minutes

Monday, April 4, 2016

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, April 4, 2016 in the Town Administration Building Meeting Room. Present were Norman Czech, Kathleen Burns and Andrew Golas. Tom Skowyra was absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Public Hearing

Earth Removal Application; RB Enterprises, Inc.

The applicant, RB Enterprises, 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 River Street, Depot Village, also known as Assessor's Map 30 Lot 12.

N.Parker read public hearing notice.

Present was the applicant, Paul Les, and his engineer, Donald Frydryk, of Sherman and Frydryk Engineering.

D.Frydryk went over the project and stated that this is an existing project that is requesting a three year operating plan for the years 2016, 2017 & 2018. He stated that all areas currently closed out will be undisturbed. There was a layer left on the plan accidentally and will be corrected and resubmitted.

T.Skowyra entered meeting at 7:07PM

It was stated that all drainage goes to the middle of the site. There are three monitoring wells that are dry at every reading.

Three waivers were requested.

1. 11.7.D- Existing Structures
2. Test pit/sub surface borings
3. 11.8.2.b buffer requirements

John Furman, of Vanasse, Hangin & Brustlin, present representing the Board, went over his review dated April 1, 2016.

He stated that he has been inspecting this site regularly for several years. He stated that the stone piles appear to have been processed. There is also a lack of removal. He stated that there is some new close out. He stated that he has observed several pieces of large equipment on site not used for excavation. It was suggested that all equipment should be removed. Stockpiling of equipment is not permitted.

D.Frydryk stated that there were previously three stone piles and they are down to one so there has been movement. Mr. Les also stated that the stone dust pile is down.

It was stated that the applicant should enhance the northeast buffer by adding some plantings to establish high growth. A Holds Harmless will be signed and operating hours need to be confirmed.

J.Furman went over his Stormwater review dated April 1, 2016

He stated that there are no issues with even 100 year storms and that all drainage goes to the center of the site. There needs to be an Operation and Maintenance Agreement submitted. It was also suggested that a \$2,500.00 Bond be submitted for Stormwater performance guarantee. It was also stated that a new bond needs to be submitted in the amount of \$80,000.00. Also, the abutters need to be updated on plan.

A motion was made to approve waivers:

1. 11.7.d
2. 11.7.i
3. 11.8.2b

A motion was made by N.Czech to approve waivers. Seconded by A.Golas. Motion passed (5:0)

A motion was made to grant Special Permit/Site Plan Approval by A.Golas. Seconded by N.Czech. Motion passed (5:0)

A motion was made to grant Stormwater Permit by N.Czech. Seconded by A.Golas. Motion passed (5:0)

7:50PM Finding; Monat Street

The applicant, Robert Frydryk, of 25 Monat Street, Three Rivers, MA is seeking a Finding under section 171.83 for reconstruction after destruction of a pre-existing, non- conforming structure on the property located at 14 Monat Street, Three Rivers, MA. The applicant is proposing to reconstruct a new, 24 X 44 square foot home after the former house burned down in 2007. This parcel is also known as Assessor's Map 79, Parcel 55.

N.Parker read public hearing notice.

Present were applicants Robert & Marylee Frydryk. Also present was their engineer, Donald Frydryk of Sherman & Frydryk Engineering.

D.Frydryk went over the site. He stated that there was a fire in 2007 that destroyed the house. A demolition permit was granted in 2008 but the applicant was unaware and was never told that he needed a finding if he wanted to build after three years.

Additional material was submitted, including the newspaper article from 2007 regarding the burning of the house, the assessor aerial.

It was stated that the lot is non-conforming due to depth but the new house will be conforming on the site and meet all setbacks. The new house was advertised as a 24 X 44 in error. The house will be 26 X 44.

Motion was made to grant Finding by T.Skowyra. Seconded by A.Golas. Motion passed (5:0)

8:07PM RDL Associates

The applicant, RDL Associates, LLC, is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove earth materials from the property located on L66 Palmer Street, on the east side of the street located approximately 650 feet south of Fuller Street, Bondsville, also known as Assessor's Map 24 Lot 66

N.Parker read public hearing notice.

Present was the applicant, Mark Gomes, and Donald Frydryk, of Sherman & Frydryk Engineering.

D. Frydryk reviewed current operations and operations for the next three years.

John Furman, of Vanasse, Hangin & Brustlin was present representing the Board and went over his review dated April 4, 2016.

He stated that all stormwater is directed to the center of the site. He stated that borings need to be added to the existing conditions plan. It was also noted that the detention basins will be expanded during the next excavations. He stated access to the south well needs to be left open and accessible for inspections, and the Japanese knotweed needs to be eradicated. It was suggested that a specific time frame be adhered to, to ensure that it is all destroyed.

J.Furman went over his stormwater review dated April 4, 2016.

He noted that the tracking pad needs to be added to the plan. During calculations, it was noted that the bond amount is incorrect and needs to be increased to 23,500.00. There should also be a condition ion the decision stating that no removal shall occur in the buffers.

Three waivers were requested:

1. 11.1 (1) soil borings

2. 11.8.2 Keep existing buffers
3. 171.29 D (h) 1. Landscaping plan

Motion was made to grant three waivers by N.Czech. Seconded by A.Golas. Motion passed (5:0)

Motion was made to grant Site Plan Approval and Special Permit by N.Czech. Seconded by A.Golas. Motion passed (5:0)

Motion was made to grant Stormwater permit with conditions by N.Czech. Seconded by A.Golas. Motion passed (5:0)

Department of Environmental Protection - Notice of Intent (DEP NOI) for Palmer Green Estates was distributed to the Board.

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

2020 Census maps

The Board was informed that the census maps are in the Planning office for their review and comment for errors or corrections.

Northern Construction Site Plan Amendment

The Board discussed the approval of a minor or major site plan amendment for a building to be relocated on the site. The Board stated that it could consider a minor site plan amendment when the site is in compliance with their current site plan, specifically with buffer plantings.

Minutes:

February 22, 2016

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

March 7, 2016

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

March 11, 2016

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

Abutting town notices were distributed to the Board.

III Board Member Comments:

There was discussion regarding a Park Street zone change and whether or not the Board would consider being the proponent. There were owners present at the last public hearing for a zone change on the other side of Park Street and would like their parcels changed from General Business to Highway business as well.

It was also stated that the public hearings that were scheduled for April 18 need to have continuance letters from applicants due to it being a holiday.

IV Town Planner Update

It was relayed to the Board that the Pioneer Valley Planning Commission is working with Metropolitan Area Planning Council (MAPC) on parking ordinance updates.

She stated that after attending a meeting earlier today with different business owners, parking is a common issue. There were complaints of where the parking is as well as a lack of spaces being marked.

V Adjournment

Motion was made to adjourn at 9:05PM by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Andrew M. Golas, Clerk