

Palmer Planning Board
Planning Board Meeting Minutes
Monday, April 4th, 2022

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:02PM on Monday, March 7th, 2022, in the Planning Department office. Chairman Mike Marciniac, Vice Chair Norm Czech, Clerk Kathy Burns and member Jeff Florence were present. Member Tom Skowyra was absent. Also present were Town Planner, Linda Leduc, and Senior Clerk Rebekah Wright recording minutes.

II. Public Hearing:

7:00pm- JJC Materials: Special Permit, Site Plan Approval: Earth Removal

7:15pm- Palmer Paving- Special Permit, Site Plan Approval: Earth Removal

II. New Business:

- Sherwood Lumber Status of Permit
- Silver Therapeutics- Minor Amendment- Exterior Lighting
- 80 Stimson St- Cell Tower Minor Amendment
- 1622A N. Main St- Hair Salon- Site Plan Waiver
- JT Brown- Gravel Operation Status Letter
- Meadowbrook Green Condo- Letter
- Meeting Minutes: March 7th, 2022
- Abutting Town Notices
- Interest Allocation Report

III. Town Planner Update: Earth Day River & Town-wide Clean Up: April 23rd 9am-12pm

II. Public Hearing:

7:00pm- JJC Materials 1213 Park St: Special Permit, Site Plan Approval: Earth Removal

Chairman M. Marciniac opened the hearing at 7:01pm. Senior Clerk Rebekah Wright read the public hearing notice.

Present on behalf of JJC Materials were Special Projects Manager Kyle Crossett and Pete Barrett of Peckham Industries.

K. Crossett addressed the board and introduced himself. He began by briefing the Board on the project. He stated that the updated maps provided were completed with the use of a drone, which are accurate down to the centimeter. He stated that there will be no crushing or screening on site, that the material is transferred to a processing location off site. The whole excavation area is 2.2 acres and they will haul about 5,000 tons this year. He stated that they do not expect to be closing out during this term. He stated that the dust is controlled by a water truck on site.

He then stated that all historic soil borings were sufficient depth, which is why they requested the waiver. He then stated that they are still locating the records of the historic soil borings. Back in fall of 2021 all wells were checked and measured and all were dry.

John Furman of VHB went over his comment memo dated 3/23/22.

He stated that not much has changed.

He stated there are 3 waivers being requested.

1. 11.7.j Soil Borings
2. 11.7.l Short paper fiber mulch topsoil
3. 11.82.b Vegetative Buffer

It was stated that the property line has changed due to a new subdivision.

After brief discussion, the short paper fiber mulch waiver was withdrawn by the applicant.

M. Marciniac stated that some trees should be planted along the property line of abutting solar arrays, and reflected on plans.

K. Crossett stated that landscaping will be added to the existing plan and resubmitted.

It was discussed that the monitoring well between parcels 56-80 and 56-83 be checked and measured. M. Marciniac stated that the erosion that is occurring on closed out slope in the paper mulch area needs to be fixed.

An updated bond (dated 3/7/22) was received via email on 3/9/22.

It was discussed that a new Stormwater management report will need to be submitted.

J. Furman stated that the invasive species management needs to be addressed. He stated the garlic mustard needs clearing.

M. Marciniac reminded the applicant that the permit is only for one year, but the plan is for 3. The permit needs to be renewed every year.

Barbara Martowski of 965 Ware St asked what the actual address of the project is, to which K. Crossett answered 1312 Park St.

Alden Morse of 26 East Palmer Park Drive asked how noisy this operation will be? M. Marciniac stated that in all the years of the gravel pits operation there have been hardly any complaints of noise. A. Morse also asked how dust is controlled, to which P. Barrett answered there will be a water truck on premises every day.

M. Marciniac asked the board if they had any further questions and suggested to continue the hearing.

N. Czech motioned to continue the hearing to May 2nd at 7pm, J. Florence seconded. Motioned passed 4:0.

7:15pm- Palmer Paving 863 Ware St: Special Permit, Site Plan Approval: Earth Removal

Chairman M. Marciniac opened the hearing. Senior Clerk Rebekah Wright read the public hearing notice.

Present on behalf of Palmer Paving were also Special Projects Manager Kyle Crossett and Pete Barrett of Peckham Industries.

K. Crossett began by stating the removal areas for this project is for 2022-2025. There will be 11.36 acres total of project area, with 140,000 tons annually removed (roughly 105,000 yards. He stated that it is not expected to meet reclamation grade in the next 3 years.

He then stated that poplar's will be planted on closed out slope.

J. Furman went over memo to the Board dated 3/30/22.

He stated there are 2 waivers being requested.

- 1) Soil Borings waiver
- 2) 150' buffer from building waiver

He stated that the landscaping plan should be confirmed.

M. Marciniac questioned why there are three separate work area, when the whole area is being worked.

K. Crossett stated the plan will be updated to reflect one work area rather than 3 separate.

Barbara Martowski of 965 Ware St asked who monitors dust control. P. Barrett stated that the operator doing work will, and if any dust forms, it will be controlled with water truck.

She also asked how many trucks a day will be coming and going. P. Barrett stated about 15 trucks, doing about 80-100 trips a day.

She asked when final closeout will be. P. Barrett stated approximately 8-10 years.

M. Marciniac asked the board if they had any further questions and suggested to continue the hearing.

N. Czech motioned to continue the hearing to May 2nd at 7:15pm, J. Florence seconded. Motioned passed 4:0.

Sherwood Lumber Status of Permit:

Ben Hildebrand- Project Engineer of Sage Engineering, was present on behalf of Sherwood Lumber. He requested the permit remain active and not expire.

N. Czech made a motion to confirm permits are active and not expired. K. Burns seconded. Motion Passed 4:0.

Silver Therapeutics- Minor Amendment- Exterior Lighting

There has been no update.

80 Stimson St- Cell Tower Minor Amendment

L. Leduc stated that Verizon Wireless will be swapping 12 antennas, 6 radio units, 1 OVP box, and 1 Hybrid cable on an existing tower at 80 Stimson St.

N. Czech motioned to approve the minor amendment of the site plan. J. Florence seconded. The motion passed 4:0.

JT Brown- Gravel Operation Status Letter

L. Leduc stated to the Board that the office received a letter dated March 25, 2022 from Jason Brown stating he is still waiting on his engineering plans to be submitted.

N. Czech made a motion to acknowledge receipt of the letter. J. Florence seconded. The motion passed 4:0.

1622A N. Main St- Hair Salon- Site Plan Waiver

M. Marciniac stated that there is no changes to the site usage. A hair salon is going into previous hair salon location.

N. Czech made a motion to ratify site plan waiver. J. Florence seconded. The motion passed 4:0.

Meadowbrook Green Condo- Letter

N. Czech made a motion to acknowledge receipt of the letter. K. Burns seconded. The motion passed 4:0.

Meeting Minutes of 3/7/22:

A motion to approve the minutes as written was made by N. Czech seconded by J. Florence. The motion passed 4:0.

Abutting Town Notices & the Interest Allocation Report:

Both were distributed to the Board for their review via Dropbox.

Town Planner Update:

L. Leduc stated that Earth Day Cleanup is happening April 23rd 9am-12pm.

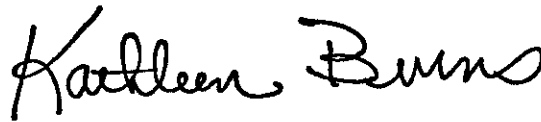
She also stated that the potential site of Tractor Supply on corner of Breckenridge has wetlands and can be a potential issue for development.

Next Meeting:

May 2nd, 2022

Adjournment

A motion to adjourn the meeting at 9:07 pm was made by K. Burns seconded by N. Czech. The motion passed 4:0.



Kathleen Burns, Clerk