

Palmer Planning Board

Planning Board Meeting Minutes

Monday, August 10, 2015

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, August 10, 2015 in the Planning Department office. Present were members Norman Czech, Kathleen Burns, Thomas Skowrya and Andrew Golas. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

7:00PM Palmer Foundry/Dynamic Energy Site Plan Approval Application, Mount Dumplin Rd
N.Parker read public hearing notice.

Present representing applicant was Don Frydryk of Sherman and Frydryk, and Pat Hastings of Dynamic Energy.

John Furman, of Vanasse, Hangin, & Brustlin, (VHB) was present representing the town.

The project was introduced as a commercial project. There is a 212Kw system proposed for ground mount, and 89Kw for a roof mounted structure. Pavement is proposed to be removed, not affecting any parking. Applicant stated that they have maintained clearance on either side of the water line, and proposed to relocate the hydrant that serves Palmer Foundry. Existing detention basin will remain and be used for stormwater with no additional flows. It was stated that drainage was upgraded 2-3 years ago. Any disturbed areas will have a minimum of 2" loam and seed. It was stated that construction should take about 5 days with hours expected to be approximately 8AM-6PM.

It was stated that post driven H-Beams will be vibrated into the ground. The point of interconnection will be at existing transformer through trench and will feed back into existing service. Project is proposed to be enclosed with a 6' chain link fence with a manual gate.

The roof mounted system proposes to use S-5 versabridges on a corrugated roof for a 15% tilt to the south. Pat Hastings submitted roof system components.

J.Furman went over his review dated August 10, 2015.

He stated that three waivers were requested and supported by VHB.

1. §171.29 D 4 (h) [1] Separate Landscape Plan
2. §171.29 D (1) Building Elevations
3. §171.29 D (4) (d) [4] Estimated Peak Traffic Volumes

For Stormwater waivers, there were four.

1. 145-4, 2.B.ii: Separate Erosion and Sediment Control Plan
2. §145-5 3. iii: Televised (TV) Inspection of the Stormwater System
3. §145-8. 4.A.vi: Infiltration Rate Verified by a Soil Evaluator
4. §145-10: Performance Guarantee

It was stated that a condition of approval will contain compliance with ch. 171.93 B (1) (c), landscaping buffer where Industrial A zone meets Town Residential.

Motion was made to approve 7 waivers, 3 site plan and 4 stormwater, by N.Czech. Seconded by A.Golas. Motion passed (5:0)

Motion was made to approve Site Plan by A.Golas. Seconded by T. Skowyra. Motion passed (5:0)

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

Camp Ramah Site Plan Application, Dining Hall

Present representing applicant, Camp Ramah of New England, , Donald Frydryk of Sherman and Frydryk Engineering, and Joel Vardman, architect at Bargmann Hendrie out of Boston. Also present representing Camp Ramah was Ed Pletman, Camp Director.

The applicant proposed a 22,400 square foot impervious surface area, for a 17,600 foot enclosed dining hall, and a 4,800 square foot open, paved pavilion area.

It is proposed to have all of the existing storage areas be placed into this one in one proposed space. It is expected that the existing dining hall will remain as is until the new hall is erected. After that, it may be used for storage.

There is no proposed increase in traffic or use.

Mr. Vardman went over elevations of building. He stated he will submit them for the file.

J.Furman went over his review dated August 7, 2015.

One Site Plan Waivers was requested:

Section 171-29 D. (4) (h) [1]: Landscape Plan

One Site Plan Waiver was suggested:

Section 171-29 D.(4) (d) [4]: Estimated Traffic Volumes

It was stated that all lighting must be downcast. Applicant stated that all lighting at each door and service yard are downcast.

It was stated that the grease trap is based on number of seats. An extremely large grease trap is necessary for new building. It was estimated that a 7,500 gallon trap was necessary. The camp was advised that they must check with the Department of Environmental Protection Agency on the requirements.

The pavilion floor will be concrete and will be going where the volleyball courts are. The courts will be removed and it was stated that there is no plan in the foreseeable future to relocate them.

J.Furman went over his stormwater review dated August 7, 2015.

No Stormwater waivers were officially requested, but VHB suggested that three waivers be officially requested:

1.145-4, 2.B: Submittal of a Separate Erosion and Sediment Control Plan

2.145-3, 3: Waiver of Video Inspection

3.Waiver of Soils test by Licensed Soil Evaluator

The Operation and Maintenance Agreement was provided but needs to be recorded. The Stormwater Bond was provided in the amount of \$2,500.00 for a period of five years.

It was stated that the contractor lay down area will be in the back of the parcel where there is an open area. The cutting of some pines will take place.

The Board asked what the timeline was and it was stated that ground breaking would occur September/October and foundation would be poured by winter.

Motion was made to grant 5 waivers; 2 site plan and 3 stormwater by N.Czech. Seconded by A.Golas. Motion passed (5:0)

Motion was made to grant Site Plan Approval by N.Czech. Seconded by K.Burns. Motion passed (5:0)

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

Site Plan Waiver; 1010-1016 Main Street, Depot Village. Former American Legion

The site was formerly a bar and has been sold to a local Fire Service Group owned by Daniel Belanger. Mr. Belanger was present and described his project.

He stated that he plans to refresh and update the interior of the building. He also stated that he intends to update the façade/exterior of the building to better match surrounding buildings with a stone veneer. He plans to maintain the Vietnam memorial out front but redo the parking and delineation. The entrance will be on the side of the building. He stated he has 7 employees, which is reducing the use and the overall impact of the site. No overnight parking is expected.

He stated that the Veterans at the post will still have access to the building and an agreement has been made to allow them to host ongoing meetings at the site.

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

SANR Fuller Rd

Creation of one lot on Fuller Road

Motion was made to approve SANR by A.Golas. Seconded by K.Burns. Motion passed (5:0)

Knox Pond Construction Report # 94

Motion was made to acknowledge receipt by N.Czech. Seconded by T.Skowrya. Motion passed (5:0)

Abutting Town Notices Distributed to the Board.

Allocation Report distributed to the Board

Letter to Matt Martunis of Berego Solar regarding vegetative buffer along Emery Street.

The letter stated that they would like to change from pine to arborvitae. The Board stated they had no objection to that.

Gravel Inspections

J.Furman went over his reviews of the gravel operations dated August 10, 2015

RDL Associates:

It was stated that the soil composition within the orange fence needs maintenance. No ground water monitoring has occurred due to technical difficulties. There were also invasive species found and it was stated that it would be handled in the fall.

RB Associates:

Removal of sand has been occurring. It was observed that ATV damage is also occurring.

JJC Materials:

It was noted that the site has been improved and has been well maintained.

Edge Realty (Palmer Paving):

It was noted that it looks very well. It is suggested that the slope be stabilized and leave existing slope as an embankment. It was also noted that a new plan is going to be submitted showing the addition of the 4 adjacent acres.

Motion was made to acknowledge receipt of reports by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

RDL permission to screen letter request dated August 6, 2015:

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

III Town Planner Update

L.Leduc went over Community Compact Agreement regarding best practices for Housing and Economic Development and best practice financial management

IV Board Member Update

Sustainability Pioneer Valley Report generated by Pioneer Valley Planning Commission was distributed to the Board.

There was discussion over the Board to draft a letter to Fred Ferguson regarding his obligation for the sound study and the as built document that hasn't been submitted. The Board would like to write a letter to The Zoning Enforcement Officer for compliance.

V Adjournment

Motion was made to adjourn by T.Skowyra. Seconded by K.Burns. Motion passed (5:0)

Andrew M. Golas, Clerk