

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, August 15, 2016

### **I Call to order**

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, August 15, 2016 in the Town Administration Building Meeting Room. Present were Norman Czech, Paul Burns-Johnson and Kathleen Burns and Thomas Skowrya. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

### **II New Business**

#### Zone Change Lawrence Street

In accordance with the provisions of Chapter 40A, Section 5 M.G.L. the Planning Board will hold a Public Hearing on Monday, August 15, 2016 at 7:00p.m. in the Town Hall Administration Building to consider a land owner petition to amend the Town of Palmer Zoning Map for a change of zoning districts from the Suburban Residential District to the Highway Business District. Eleven parcels located on Lawrence Street are affected by this zoning amendment. Specifically, 85 Lawrence Street (Map 65, Lot 9-58), 87 Lawrence Street (Map 65, Lot 9-59), 89 Lawrence Street, (Map 65, Lot 9-60), 91 Lawrence Street (Map 65, Lot 9), 0 Lawrence Street (Map 65, Lot 9-62), 0 Lawrence, (Map 65, Lots 9-64 through 9-69).

M.Marciniec stated that this zone change was initiated by the landowner.

Present were applicants and landowners, Clayton and Diana Lizak and their Realtor, Brenda Binczewski, who presented the request.

Town Planner L.Leduc presented a memo, dated August 15, 2016 for the Board's review regarding current and proposed zoning, and read what uses would be allowed if the zone was changed to HB.

Ronald & Virginia Maznik of 40 Lawrence Street spoke out against the project stating that the surrounding area is all residential and should stay that way and that traffic is already too congested.

Jacob Galhousen has been there for 33 years and feels like the traffic is already very heavy and adding more HB would only make it much worse.

Beth Smith, of 30 Lawrence Street stated that it is currently too congested and feels like it is not a good area for business. and adding more would make the traffic unbearable and the traffic is particularly heavy for the day care.

Jacob Gehlhausen, of 7 Caroline Circle, stated that there is currently already too much traffic and also stated that there is much cut through traffic for the hospital staff.

Joe Gulluni inquired as to whether or not apartment complexes can be built there. The Board stated that it was difficult to determine how many units would be available until an SANR was submitted and approved and a current survey could be examined.

Motion was made by P.Burns-Johnson to not recommend a zone change to Town Council. Seconded by N.Czech. Motion passed (3:1:1)Burns, Skowyra

#### 7:37 Baystate Wing Hospital Expansion

The applicant, Baystate Wing Hospital, Corp., is seeking Site Plan Approval as required by section 171.29 for the 37,000 SF expansion to the existing hospital to accommodate a modernized emergency department and future shell space at the property located at 40 Wright Street, Palmer MA. This parcel is also known as Assessors Map 12, Lot 29.

N.Parker read the public hearing notice.

There were several members of several different teams present to represent the project. George Mullen, Director of Support Services was present and reviewed the history of the most recent addition, which was the Country Bank inpatient area. He stated that it was built for 10 thousand patients per year and after a study was conducted there is now need for space for 24 thousand and is currently woefully undersized. HE discussed the option for the location was chosen due to the size of the building and its setbacks. He stated this was practically the only place for it.

Sean Gouvin, Senior Director of Facilities and Engineering for Baystate reviewed the importance of the project, and how valuable the hospital is to the area and its residents. He stated that it is not necessarily a growth plan but an expansion for current need. Several options were reviewed and this was the best location.

Kirsten Waltz, President of SBA Engineering stated the need for a bigger Emergency Department and all associated site work including parking for safety for staff and patients. She spoke of the materials to be used and connectability to the main hospital. She also stated that the utility screening on the roof is included in the 37 ft high building.

Chris Tate, civil engineer from Doucette and Associates, explained the current project. It's 37,000 sq ft addition with a 7% grade from the access off Wright Street. Emergency and Fire Departments have reviewed the plan and have stated that their vehicles would not have a problem accessing the

site. Delivery trucks and ambulances will come up and around the building. Drive aisle and new ED parking needs a retaining wall, which varies in height from 10-15 ft high.

More parking needs to be constructed in front of Grizwald Center due to the loss of parking for phase 1. There are some wetland resource areas that are being taken care of through Conservation Commission. They are approximately 110 feet away from the wetland areas. Staff parking will be in the rear. Free valet parking is also available.

Cuts will be to the south of the parcel and filled to the north east for a balanced site.

All utilities come through Country Bank Pavilion and will be extended to the new building.

Stormwater management is met through catch basins, infiltration basins. Stormwater management is improving current system. The back parking lot drains to a basin.

Decontamination tight tanks are on site and are emptied by a third party that comes and collects it.

Shawn Kelly, traffic engineer for Vanasse and Associates conducted a traffic study. 50% of all traffic comes from Shearer Street, approximately 2,000 cars daily. Approximately 1,800 cars come down Fairview. DOT records show approximately 9 accidents a year on Shearer. Route 181 and 20 have some level of service issues. It was stated that the hospital has 800 employees, with about 600 full time staff. Peak shift carries approximately 300-400 employees. Institute of Transportation Engineers (ITE) data from their trip generation manual was used to determine how much traffic is expected from projects. For the hospital project it is expected that on a weekday there would be approximately 490 new trips broken up between morning and evening, and peak hours is about 34 trips in the morning and 34 trips in the evening. It was stated that the numbers are inflated due to the fact that this is a modernization project to accommodate existing use and not a new project, in turn not adding any new employees, services or patients. Breaking it down, he stated that it generates approximately 1 additional car every other minute.

John Furman, of vhb, representing the town, went over his memo dated August 15, 2016.

He stated that setback distances need to be added to plan, a spreadsheet providing building coverage, along with documentation that the excessive is required. It was noted that more information needed to be provided for the signs. It was stated that two signs are moving, and the information on that status should be provided.

There was discussion on the landscaping in the parking lot. It was stated that more options need to be addressed, such as planting islands per the Town ordinance. It is also required that the applicant provide the amount of cut and fill brought on or off project as well as how many trees will be removed.

It was stated that water and sewer calculations should be provided to prove that the project will not cause any adverse impacts on the surrounding area.

It was recommended that an emergency response model be provided to the Board for the driveway. It was also recommended that the applicant come in front of the Board for periodic updates after each phase.

The Stormwater memo stated that two waivers were being requested. A construction maintenance schedule and checklist needs to be provided to the Board. It was also recommended that a silt sack be put in near the VNA for a catch basin.

A stormwater guarantee in the amount of \$5,000.00 needs to be provided. The operation and maintenance agreement should include existing structure as well as proposed.

The traffic memo, dated August 15, 2016 was reviewed. It was recommended that supplemental data of Shearer and Thorndike Street be submitted. Also more effort and information regarding Transportation demand management (TDM) techniques.

The Board opened comments from the public.

Edward Koss, of Fairfield Street, had concerns about rainwater and traffic. Lights from the parking lot also go directly in to his window.

Tina Raymond, of Fairview Street, stated that the noise from all of the vehicles, and lights from the parking lot shine directly in to her house. And considering there is no smoking on the property, employees frequently stand outside her home and smoke and she can smell it, as well as trash being left around the area.

The applicant stated that wall pack and pole LED lights will be installed as well as retrofitted on the entire property. 1.4-1.6 foot candles are proposed. It was stated that the lumen plan needs to be looked at more closely.

Motion was made to continue hearing to August 29, 2016 at 7:15PM by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Motion was made to take a 10 minute recess by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

10:25PM Palmer Paving earth removal, Continued from July 25, 2016.

Resent representing the applicants, Mike Shea and John Calahan, of Palmer Paving Corp, was Donald Frydryk, of Sherman and Frydryk Engineering. Present representing the Town was John Furman, of VHB.

The Board was in receipt of the report form D.Frydryk, dated August 11, 2016. J.Furman stated that he did not receive the comments from D. Frydryk.

Division of Fisheries and Wildlife representatives, Ken Simmons and Dan Marchant were present and submitted comment letter dated August 10, 2016 regarding the proximity to the fishery and the water recharge area.

Mr. Shea stated that the project is staying within the requirements of the Town, and is not in the wetland area.

It was stated that an opinion from VHB's hydrology engineer would need to be requested.

Motion was made to continue hearing to September 12, 2016 at 7:00PM by T.Skowyra. Seconded by N.Czech. Motion passed (5:0)

11:00PM Baldyga, Inc. Continued from July 25, 2016.

Present was applicant Mark Baldyga and his engineer, Donald Frydryk, of Sherman and Frydryk Engineering.

D.Frydryk submitted a memo dated August 15, 2016. He stated all amounts of removal material is the same. All automotive repair will be conducted off site, at "The Tranny Shop". A signed agreement was submitted on August 15, 2016. There is a fence proposed on the northerly boundary. It was stated that the lease at his current place of business will expire in October.

Motion was made to grant SPA for a Class II by N.Czech. Seconded by K.Burns. Motion passed (5:0)

### **III Board Member Comments**

Letter from Attorney Heep regarding Palmer Motorsports Park was distributed to the Board, regarding an update on what will occur and requirements and agreements between the applicant and the Town.

Motion was made to acknowledge receipt by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

### **IV Town Planner Update**

Complete Streets Policy

L.Leduc distributed a complete streets policy that was drafted from PVPC for them to go through to discuss at the next meeting. The Board needs to recommend the adoption to the Town Council.

### **V Adjournment**

Motion was made to adjourn at 8:30PM by N.Czech. Seconded by T.Skowyra. Motion passed (3:0)

---

Kathleen Burns, Clerk