

Palmer Planning Board

Planning Board Meeting Minutes

Monday, August 20, 2018

I. Call To Order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, August 20, 2018, in the Town Administrative Building, Meeting Room. Present were members Norman Czech, Paul Burns-Johnson, Kathy Burns, and Tom Skowrya. Also present was Town Planner, Linda Leduc, and Gillian Davis recording minutes.

II. Public Hearing

7:00PM – Altitude Organics – 1235 Thorndike Street

M. Marciniac explained to the Board, the applicant, Altitude Organics is seeking a special permit and site plan approval to redevelop the existing buildings to conduct marijuana retail sales and business office. He then read a letter sent to the Board on August 9, 2018, by Sherman and Frydryk LLC, asking for a continuance to the next available date and time.

A motion to continue the public hearing to September 24, 2018, at 7:30PM, was made by N. Czech, seconded by K. Burns. The motion passed (5:0).

III. New Business

SANR: Karen King, Mason Street, Lots 18 & 19

M. Marciniac went over the proposed plan with the Board. The Board discussed the plan shows that each lot would have adequate frontage.

A motion to approve the SANR plan on Mason Street was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

RDL Earth Removal – Water Testing Results

M. Marciniac explained to the Board, test results for water testing at MW-2A for the Earth Removal site on Palmer Street, have been submitted by Sherman and Frydryk LLC on August 14, 2018.

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

IV. Old Business

Meeting Minutes from August 6, 2018

A motion was made to approve the meeting minutes as amended, by P. Burns-Johnson, seconded by K. Burns. The motion passed (5:0).

Abutting Town Notices and Monthly Interest Allocation Report, were distributed to the Board.

7:15PM Daniel Belanger – 74 Beech Street

The Applicant, Daniel Belanger was present.

M. Marciniac asked D. Belanger to explain the proposed project to the Board.

D. Belanger referred to the photos of the existing garage and the plans submitted by Sherman and Frydryk LLC of where the new garage will be built. He continued to say, the existing garage is in total disrepair and wants to build a new garage to be able to store a car. He plans to make the garage more cohesive with the neighborhood.

A motion to approve the Finding for a reconstruction after deconstruction of a pre-existing, non-conforming structure was made by T. Skowyra, seconded by N. Czech. The motion passed (5:0).

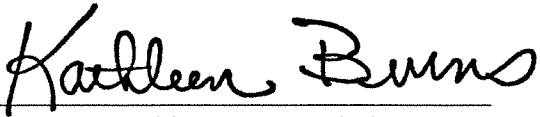
7:30 PM – Deleting Medical Marijuana Ordinance

M. Marciniac explained the Board is considering amending the Town of Palmer Zoning Ordinance, Chapter 171, by deleting section 171-123 entitled “Medical Marijuana Facilities and Operations”, and as an allowable use per 171-66 B. (2)(a) &(b)- Urban Renewal Industrial Park District and 171-67C. (4) & (5) - Industrial A & B.

A motion to move to Town Council with approval was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

7:30 PM – Executive Session Under MGL c. 30 Section 21 (a) Reason #3

A motion to enter executive session through roll call, for reason #3, “To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position” and to adjourn thereafter was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).


Kathleen Burns, Clerk