

TOWN OF PALMER

Michael Marciniac, Chairman
Norman Czech, Vice-Chairman
Kathleen Burns, Clerk
Thomas Skowrya
Paul Burns-Johnson

Palmer Town Administration Building
4417 Main Street
Palmer, Massachusetts 01069

Telephone: (413) 283-2605
Fax: (413) 283-2618
Planningboard@townofpalmer.com

Linda Leduc, Town Planner
lleduc@townofpalmer.com



PALMER PLANNING BOARD AGENDA

Police Station Community Room
Monday, August 28, 2017 -7:00 P.M.:

17 AUG 23 PM 1:08
TOWN OF PALMER, MA
TOWN CLERK'S OFFICE

New Business:

Public Hearings:

7:00PM - Special Permit - Robinson Road: Earth Removal Continued from February 27; March 6; April 10; May 8, June 5; June 19; July 24

Special Permit - Robinson Road: Access Other than through Legal Frontage, Continued from June 19, July 24

7:30PM - Site Plan Approval - MD Architects, 1028 Thorndike Street

The applicant, MD Architects, PC, is seeking a Site Plan Approval as required by section 171.29, to add an addition onto the existing building, VCA Palmer Animal Hospital located at 1028 Thorndike Street, Palmer, MA. This parcel is also known as Assessor's Parcel 57 Lot 74 & 75.

- Letter requesting withdrawal

8:00PM - Special Permit - Altitude Organics Corp., 8 Chamber Road

The applicant, Altitude Organics Corporation of Massachusetts, is seeking a Special Permit and Site Plan Approval as required by sections 171.28, 171.29, 171-123, and a Special Permit for reduction of distance requirements as allowed under section 171-123.3.0.iv, to operate a medical marijuana cultivation facility (RMD) at the property located at 8 Chamber Road, Three Rivers, Palmer, MA. This parcel is also known as Assessor's Parcel 18 Lot 49 and lot 49F.

- SANR - Lot consolidation, Chamber Road
- Gravel Inspection Reports
- Minor amendment; Class II, 26 Wilbraham St., New owner
- Knox Pond Construction Report # 118
- Minutes: June 19; July 10; July 22; July 24, August 7
- Interest Allocation Report July 2017
- Abutting Town Notices

Town Planner Update:

- Zoning Map update, January 2017

Board Member Comments:

Next Meeting Date: September 18

Palmer Planning Board

Planning Board Meeting Minutes

Monday, August 28, 2017

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, August 7, 2017 in the Planning Board office. Present were Kathleen Burns, Norman Czech, Thomas Skowyra and Paul Burns-Johnson. Also present was Town Planner, Linda Leduc and Nicole Parker, recording minutes.

II Old Business

RB Earth Removal; Robinson Rd Continued from February 27; March 6; April 10; May 8, June 5; June 19; July 24

A letter was sent via email on August 28, 2017 from Attorney Burson's office requesting a continuance to the September 18th meeting.

Motion was made to acknowledge receipt of letter, amend the request to include the Special Permit for Access Other Than Through Legal Frontage and continue to September 18, 2017 at 7:15PM by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

Gravel Reports

All reports were dated August 25, 2017. It was stated that the water measuring tool broke so no wells were able to be measured.

Palmer Paving Ware St:

The driveway was built according to plan. The wells are functioning well and the pit is shielded well. The house that was to be removed is still erect. It was stated that the operator and owner will receive the review as a reminder.

RB River St

Site is well contained. Lots of activity happening due to closeout for the installation of PV.

RDL Associates

Operator needs to fix minor rutting on stabilized closed out area. Invasive plants that have been there for more than 5 years must be eradicated as well as fixing of the safety fence. Operator will be reminded that these outstanding issues must be addressed.

JJC Materials

Operator would like to move access Rd. They were advised to have their site plan amended and approved before any work is done. The site is stable

Palmer Paving (Formerly Edge Realty)

Almost ready to close out operations on the site. Applicant feels there is enough top soil on site to close out.

JT Brown

No activity at all. Applicant stated that equipment needs to be repaired before work can be done. Operator told that access to wells needs to be better maintained.

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

III New Business Public Hearing

MD Architects; The applicant, MD Architects, PC, is seeking a Site Plan Approval as required by section 171.29, to add an addition onto the existing building, VCA Palmer Animal Hospital located at 1028 Thorndike Street, Palmer, MA. This parcel is also known as Assessor's Parcel 57 Lot 74 & 75.

N.Parker read public hearing notice

M.Marciniec read a letter dated August 18, 2017 from the applicant's representative, Sherman and Frydryk Engineering, requesting to withdraw without prejudice due to the fact they were applying under the wrong zoning ordinance for site plan approval and will be reapplying for a Finding soon.

Motion was made to approve the withdraw application without prejudice by N.Czech. Seconded by T.Skowrya. Motion passed (5:0)

Minor Amendment, Class II; 26 Wilbraham St; Name change

The name of the lessee and name of the business had changed to Davis Auto Sales. Mr. Davis had the site plan amended and was received by the Board.

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

Knox Pond Construction Report # 118

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

Minutes

June 19, 2017

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

June 22, 2017

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

June 24, 2017

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

August 7, 2017

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

Motion was made to recess until 8:00PM by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

8:00PM Meeting was resumed.

SANR, Chamber Road Lot Consolidation

Motion was made to approve SANR by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Public Hearing; Altitude Organics

N.Parker read public hearing notice

The applicant, Altitude Organics Corporation of Massachusetts, is seeking a Special Permit and Site Plan Approval as required by sections 171.28, 171.29, 171-123, and a Special Permit for reduction of distance requirements as allowed under section 171-123.3.0.iv, to operate a medical marijuana cultivation facility (RMD) at the property located at 8 Chamber Road, Three Rivers, Palmer, MA. This parcel is also known as Assessor's Parcel 18 Lot 49 and lot 49F.

Present were applicants, owners of Altitude Organics, Aaron Bluse and Billy Martin, along with their Engineer, Donald Frydryk, of Sherman and Frydryk Engineering.

Mr. Bluse and Mr. Martin started the presentation with a brief history of their business. They stated that there have been no infractions or lawsuits within the entire 7 years that they have been in business.

D.Frydryk present the project. The proposal is a cultivation only facility. The product will be shipped elsewhere to another Massachusetts community to be distributed to qualified patients.

The project is combining lots to equal 8.4 acres. The applicant is applying for a site plan approval, a special permit for use and a special permit for reduction in distance of uses. There is also a Stormwater Permit being applied for as required.

There are 53 proposed parking spaces and 3 ADA spaces. There is a proposed screened dumpster with gates surround. The security outline was submitted to the Board for their review. The police will have a full copy of their security measures. An additional 6' water main will be installed for the sprinkler system. Four waivers were officially requested: 1. Erosion and sediment control plan 2. Stormwater Inspection 3. Perc test 4. Landscaping plan.

All lighting is proposed to be shielded and downcast. An entire, security system will be installed, with any approvals going through the Chief of Police first. Building renderings were submitted and reviewed. Mr. Martin reviewed the cultivation cycle. There are about 5 phases which lead to several thousand pounds per full cycle.

J.Furman went over his review.

He recommended the landscape waiver be approved. He recommended a condition of approval be that a formal lighting plan be submitted to the Board prior to or at pre construction meeting. The traffic study should state manufacturing as the use and not light industrial. It is recommended to collect \$1,000.00 a year for stormwater inspections.

The Board opened up the public comment portion of the hearing:

William Hastings, representing Shirley Hastings of 6 Chamber Rd inquired about the setback and signage and easements. It was stated that the reduction in distance to a day care includes crossing a state highway, a river and railroad tracks and it was reasonable to assume a child cannot access the site. The signage will be approved through the legal process and will be minimal.

Motion was made to approve Special Permit for Reduction in setback by P.Burns-Johnson. Seconded by K.Burns. Motion passed (5:0)

Motion to approve Landscape waiver was made by P. Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

Motion was made to approve 3 stormwater waivers: separate erosion and sediment control plan; TV, and Perc test by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

Motion was made to approve stormwater permit with conditions (illicit discharge) and to provide a 5 year bond by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

Motion was made to approve site plan approval with conditions by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

Motion was made to approve special permit for use by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

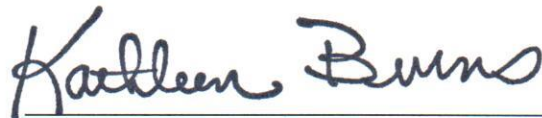
IV Board Member Comments

-Zoning Map update

-Invitation to Open House at Junction Variety

V Adjournment

Motion was made to adjourn at 9:20PM by T.Skowyra. Seconded by P.Burns- Johnson. Motion passed (5:0)

A handwritten signature in black ink that reads "Kathleen Burns". The signature is written in a cursive style with a horizontal line underneath the name.

Kathleen Burns, Clerk