

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, August 29, 2016

### **I Call to order**

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, August 29, 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**

Public Hearing

JT Browne Nominee Trust

The applicant, JT Brown Nominee Trust, is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove earth materials from the property located at Ware street, Route 32, Depot Village, also known as Assessor's Map 37 Lot(s) 15 & 16.  
N.Parker read the public hearing notice.

Present representing applicant, Bill Brown, who was also present, was his engineer, Robert Lemaitre. Mr. Lemaitre stated that the gravel pit has been in operation since 2007. The new application requests to expand through the railway crossing. David Haynes was also present and stated that he was presently filing a notice of intent with the conservation commission.

J.Furman, of vhb, went over his report dated August 29, 2016.

The application is for two years, 2016-2017 & 2017-2018. The applicant is looking to expand approximately 1.62 acres. The application identifies that if crushing or screening is needed a formal request will come through the Planning Board.

It was stated that parcel C needs a buffer and an ANR needs to be done to combine parcels. Clearing at the driveway entrance is also recommended for site distance on Rt 32.

The application does not include interim plans. It shows current and new embankment. VHB stated that once they mapped out the difference it was approximately 1.62 acres. That seemed to be what the application was for, so that is how it was reviewed. Comparing SW with excavation ties in, the contour goes against the existing floor. The excavation area needs to be larger if the plans show

what the limit actually is. The actual polygon should be drawn on the plan so the area can be better identified.

The plans also show no closeout. It was suggested that area to be excavated for year one show the work and close out and then start in the new area for year two. Interim plans are suggested to be submitted.

The infiltration basin should be appropriately sized for the unique situation of gravel pits. The model that was presented has the entire bottom area for a basin. This is not an ideal location due to the fact that the bottom of the pit is used in every day operations and trucks will be in that area. A new location needs to be identified for a basin, sized for the project, off to the side somewhere that allows trucks to maneuver. The applicant stated that they need to start the excavation on the easterly portion of the pit so they can then come in on the newly excavated area and not touch the old part. He stated that he thought there would most likely be no ponding in there, according to a soil evaluator.

Soil borings show less than 5' of separation of groundwater. The applicant stated that the borings are on sheets 4 and 5. It was observed that the test pits and soil borings submitted were from 2004-2006. New borings and test pits need to be located on the plan. The applicant stated that tests pits are all gone and have been excavated out. The test pits on the plan are inaccurate and need to be updated. It was recommended that soil information be provided for monitoring wells.

The operating area was not immediately clear. The bond needs to reflect current operating area. It was stated that the tree line gets very thin near the tracks. It was recommended that in lieu of a formal landscaping plan, the applicant show additional plantings along the buffer. A renewed bond was submitted on August 29, 2016.

The SWPPP was provided but did not contain any detail. An operation and maintenance agreement was not provided. It was recommended that the stormwater guarantee should be \$1,000.00 per year for 5 years for a total of \$5,000.00

The board stated that an ANR needs to be submitted before any further approvals can be granted.

Motion was made to continue hearing to September 26, 2016 at 7:30PM by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

### **III Old Business**

#### Continuance, Baystate Wing. Continued form August 15, 2016

Sean Gouvin, Sr. Director of Facilities and Engineering thanked the Board for all of their help and thorough review and reiterated that the goal of the project is to get the Emergency Department back to its original numbers.

Chris Tate, of Doucet Engineering, reviewed the changes to the plan.

A 48” privacy fence was added to the top of the retaining wall to shield automobile head lights and anything the abutters could see.

On the landscaping plan, curbed islands were added Bill Canon, landscape architect stated that they would be honey locus and plane trees. Once mature, the trees will not impact abutters. The addition of the landscaping results in the loss of 3 parking spaces.

New white pine trees in the tree belt area on the Fairview Street side are proposed to provide more screening for abutters. It was stated that trees will be field located to maximize effectiveness.

The lumen plan was discussed. It was also stated that all exterior lighting is LED and is downcast lighting.

John Furman, of vhb, went over his review dated August 29, 2016.

It was clarified by the Board that there was no consensus as was stated in the Doucet response memo regarding traffic.

Larry Rusiecki, of Vanasse and Associates, submitted Transportation demand management,(TDM) stating that only approximately 1 additional car for every 6-12 minutes.

There was inquiry as to what the plan will be for the current Emergency department. The applicant stated that it will possibly be expanded radiology or storage.

Tina Malzinski, of Fairview Street, stated that when leaves are down, the light from the top of the building will show. The applicant stated that they would look in to it but the top of building may not be feasible. It was also stated that if the backup sound from ambulances becomes a nuisance, possible mitigation could be considered.

Stormwater waivers were requested and voted on. Motion wa made to approve 2 stormwater waivers by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Site plan waivers were also requested and voted o. Motion was made to approve 3 site plan approval waivers by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

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

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

#### **IV New Business**

##### Discussion Re: Maple Tree Zoning

The Board stated that there is a potential medical marijuana facility being proposed and is meeting with the Town Manager this week .

Quaker Lane letter to and Raymond Breton

A letter was dated August 28,2016 requesting an extension of the recommendation letter from the Board to correct actions at the subdivision site.

Motion was made to acknowledge receipt of letter and support extension request from September 1 to September 15 by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Knox Pond Construction Report #105 & #106

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

Abutting Town Notices

Abutting Town Notices were distributed to the Board for their review.

Interest Allocation Report, June 2016

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

**V Town Planner Update**

It was brought to the Board's attention that there will be a Rail Forum 10/4/ 6:30PM at Palmer Public Library

It was also brought to the Board's attention that there is a rail study update and the report is located in the office for the Board's review. She also stated that she could send any member a link to the report if they wanted.

Maple Leaf Letter

A courtesy letter dated August 4, 2016 was distributed to the Board

Complete Streets

Discussion regarding Complete Streets will be on the agenda for September 12, 2016

**VI Board Member Comments**

PVPC response letter regarding the DLTA assistance request was distributed to the Board stating that no funding will be available in 2016.

**VII Adjournment**

Motion was made to adjourn at 9:15PM by T.Skowyra. Seconded by N.Czech. Motion passed (5:0)

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Kathleen Burns, Clerk