

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, August 31, 2015

### **I Call to order**

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, August 31, 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**

Public Hearing

SPA Application Sabo Landscaping

N.Parker read public hearing notice.

Present representing applicant was Richard Cook, of Lewis and Cook Surveying. Also present was applicant, Scott Sabourin.

Mr. Cook went over the project. Ten storage bays are proposed on the plan for landscaping material. Three new parking spaces have been added to the plan. No new lighting has been proposed. All current landscaping is to remain, and no drainage will change. No refuse container is proposed. Applicant is proposing an inapplicability of Stormwater permit due to no change on site.

There are current storage trailers on site that say they under negotiations on the plan.

The Board stated that if there were no permits issued for the trailers, they are in non-compliance and are in the setbacks. Mr. Sabourin stated that he had no interest in the trailers and they are to be removed.

When asked of hours of operation, it was stated that typical business hours would be 6:30AM – 6:30PM, however it was stated by the applicant that there would be some instances where earlier or later hours would be necessary, depending on customers and/or weather conditions.

It was stated that there is currently a berm in front of where the bays are proposed, and the applicant stated that it would remain, as would the line of arborvitaes along the property abutting the road.

Motion was made to grant the Inapplicability of Stormwater by A.Golas. Seconded by K.Burns.

Motion passed (5:0)

Motion was made to continue hearing to September 14, 2015 at 7:30 to allow for the removal of trailers and the submission of update plan by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Waiver of Site Plan, Burgundy Brook Café, Route 181

Present was parcel owner Tom Roberts, and restaurant owner, Inna Gordon.

A letter dated August 31, 2015 and testimony from Ms. Gordon stating the requirements for 25% of sales must be on site was in fact occurring, and they were raising cattle, vegetables and hay for the animals for consumption on the premises, as well as a farm off site.

Motion was made to approve and ratify Site Plan Waiver by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

SANR, Mark Baldyga, South Main Street

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

Abutting Town Notices were distributed to the Board

Riverwalk Associates, Legal Opinion of Special Permit Extension

The Board was in receipt of the legal opinion of Riverwalk's Attorney, Timothy Ryan, of Egan, Flannigan & Cohen, PC.

It was discussed that no further action would be taken at this time, other than a letter back stating that the Board appreciates the opinion, although does not necessarily have or not have that opinion, but will accept the attorney's word at this time.

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

**III Adjournment**

Motion was made to adjourn at 7:45PM by T.Skowyra. Seconded by N.Czech. Motion passed (5:0)

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Andrew M. Golas, Clerk