

Palmer Planning Board

Planning Board Meeting Minutes

Monday, August 6, 2018

I. Call To Order

Chairman Michael Marciniac called the meeting to order at 7:05PM on Monday August 6, 2018, in the Town Administrative Building, Meeting Room. Present were members Norman Czech, Paul Burns-Johnson, Kathy Burns, and Tom Skowyr. Also present was Town Planner, Linda Leduc, and Gillian Davis recording minutes.

II. Public Hearings:

7:00 PM Yiannis Distributing – 1 Chamber Road

Don Frydryk from Sherman and Frydryk, was present on behalf of the applicant.

Applicants, Yianni Mirisis and Marie Regan from Yiannis Distribution were present.

Dennis LaRiviere, property owner, was present.

John Furman, of vhb was present on behalf of the Planning Board.

D. Frydryk addressed comments from J. Furman memo dated August 3, 2018.

D. Frydryk stated there is proposed improvements to the driveway.

J. Furman issued concerns regarding draining. He continued, with a minor increase in impervious area, the addition of a strip drain is solution to capture site Stormwater.

D. Frydryk said there will no change to utilities or lighting on site. He stated dumpster pad and screen will be added.

D. Frydryk reviewed the waivers being requested at this time which include the following:

- 145-4 Par.2B Separate Erosion & Sediment Control Plan
- 145-5 3.iii: Televised (TV) inspection of the storm system.
- 145-8.4.A.vi: Infiltration rate verified by a soil evaluator.
- 145-9 1. Operation, Maintenance and Inspection Agreement
- § 171-29 D (4) (h): Separate Landscaping Plan

M. Marciniac asked what the total number of employees will be at the location.

Y. Mirisis answered, a total of five employees with two van deliveries peer week, one tractor trailer and one box truck.

M. Marciniac asked the applicant to give a narrative description of what the business entails.

Y. Mirisis went over what the business is, packing and distribution of liquor to stores and restaurants, no retail sales.

A motion to approve the five waivers requested was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

A motion to approve special permit use was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

A motion to approve site plan approval was made by P. Burns-Johnson, seconded by T. Skowrya. The motion passed (5:0).

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

7:15PM– Agnoli Sign Company - Baystate Wing Hospital, 40 Wright Street

Gunnar McCormick of Agnoli Sign Company, was present.

George Nolan, Director Support Services for Baystate Wing, was present.

M. Marciniac explained there are two special permits that are being proposed for two new signs which is more than the allowed number and larger than allowed in the General Business zone.

G. McCormick presented to the Board that there are two new proposed signs to go on the renovated Emergency sector of Wing Hospital. He continued, one sign will state 'Emergency' on the canopy above the entrance and the second sign will be the Hospital logo located on the angle wall as one drives into the hospital.

G. Nolan stated the higher wall addition which was put on in 2008 is the current logo and will remain.

M. Marciniac questioned when this will be opening.

G. Nolan stated September 18th at the earliest.

A motion to approve special permit for Emergency sign was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

A motion to approve special permit for Baystate logo sign was made by N. Czech, seconded by K. Burns. The motion passed (5:0).

7:20PM – Ecogy Solar, 24 Third Street - Continued from July 23, 2018

Jason Mazzone, of Ecogy Solar was present.

J. Mazzone explained the changes to the plan set, which now show both poles and transformer have been moved out of the detention basin.

J. Mazzone requested waivers in writing within the revised application materials:

- 3.1 Lot Requirements
- 3.3 Setbacks
- 6.2 Removal Requirements
- 6.3 Financial Surety

He also verbally requested the following waivers:

- 3.7 Open Space
- § 171-29 D (4) (h): Separate Landscaping Plan
- § 171-29 D (4) (b): Location Map
- § 171-29 D (4) (d): Parking, Loading, and Circulation
- § 171-29 D (4) (g): Topographic Map

M. Marciniec stated the only main issue was the poles, equipment, and transformers.

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

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

7:30PM- Seasonal Cottages at Forest Lake - Continued from June 18th and July 23rd

The following professionals representing this project were present:

Rick Licht, Professional Engineer, of Licht Environmental Design LLC.
Steve O'Connell of Andrew's Survey & Engineering, Inc.
Leslie Fanger, of Bohler Engineering
Lloyd Bristol, of Bristol Traffic and Transportation Consulting LLC.

Land owner, Joe Paolini and investor, Steve Lopes were also present.

John Furman, of vhb, representing the Planning Board was present.

M. Marciniec stated the Board should acknowledge receipt of documents submitted which include: Traffic Assessment from Bristol Traffic and Transportation Consulting LLC, received August 2, 2018, Traffic Review from vhb, received June 18, 2018, Site Plan and Special Permit Review from vhb, received July 23, 2018, and Special Permit and Site Plan Application response memo from Licht Environmental Design LLC, received August 2, 2018.

A motion to acknowledge receipt of documents submitted was made by N. Czech, seconded by T. Skowrya. The motion passed (5:0).

L. Bristol went over his traffic assessment submittal, dated August 2, 2018. He spoke to seven issues or questions, which were brought forth in Juliet Locke of vhb, memo dated June 18, 2018.

L. Bristol first stated in the previous review, the seasonal times were incorrect, and now have been changed to the correct time which is March through November.

L. Bristol then explained to the Board that the traffic counts were taken in April which was when school was in session. Although the traffic counts were taken outside of the operational months of development, the counts should be adequate.

L. Bristol continues, traffic counts were taken during the weekday morning an evening during peak hours, however, Saturday peak hour was not included. He brought up the question if Saturday counts be included due to the nature of the project.

L. Bristol explained the Massachusetts standard for analyzing crash data is a five year period. There has been two years of data added to the submission.

He explained the ITE 10th Edition Trip Generation Manual was published in September 2017 and when the study began the 9th edition was used. It has been changed now and the 10th Edition was used.

L. Bristol further reviewed the intersection between Rt. 32 and Stimson Street. He stated upgrades will be performed at the applicant's expense once approved by Town Council and the State.

L. Bristol finished his report, stating the Traffic Assessment does not mention property ownership of the proposed emergency access from Gates Street. Answer deferred to the applicant.

J. Furman replied that Juliet Locke and Molly Bialecki of vhb, concur with BTTC engineering.

Rick Licht went over his memo dated August 2, 2018.

R. Licht stated revised plans will be stamped for Final Special Permit/Site Plan Review and a summary of plan revisions provided with the Final Plan set.

R. Licht explained the design intent to satisfy parking requirements is to provide a "typical unit" plan detail which was inadvertently omitted and will be added to the Final Plans. Each unit will have a 30by 10 foot driveway (+/-) and a walk and small patio. He continued, it was found from previous projects that driveway final locations on each unit are best determined based on the actual style of unit selected by the prospective owner and where the front door is located.

M. Marciniac asked if there was a definitive style for the homes.

J. Paolini replied that there are five to six styles which are close to being finalized.

M. Marciniac asked if there can be samples submitted to show typical housing styles, driveway, and landscaping.

J. Paolini agreed to make those samples for the Board and emphasized the development being a walk-centric community.

S. O'Connell stated this development will utilize pervious paves and pavement when necessary.

R. Licht explained the approach to lighting for this seasonal resort project is in keeping more with *Dark Sky* recommendations providing minimal evening lighting rather than with standards for a typical suburban residential subdivision. He continued, the project is gated and will have a security guard to

provide a higher level of security than an open residential subdivision, thus reducing the expectation of need for “security” lighting. He finishes by stating, lighting has been purposely proposed at intersections, key public areas, the Community Center and recreation areas.

J. Furman said this is a different approach to what the Board has normally seen. He asks the applicant if that is what they want, because it will be dark.

R. Licht said a more minimalistic approach is what the applicants are proposing.

R. Licht explained propane and unit winterizing. The determination of what type of heating and hot water system is provided for each unit is determined by the prospective buyer. Options include forced hot air, baseboard electric, heat pumps/mini splits, propane or electric hot water or a combination of the above. For units proposing to utilize propane, individual 125 gallon tanks are anticipated to be installed along the foundation towards the rear of the unity and coordinated with a propane vendor. He adds all units will be maintained at a minimum of 50 degrees Fahrenheit over the winter to protect from freezing. Residents may select to have water/plumbing systems winterized and drained of leave the water on for the winter. Required in Master Deed as well as HOA that the owner cannot live in the cottages during the off season. Fob allowing access can be shut off, not allowing access through the gates.

M. Marciniec questioned if the applicant should request a waiver. He said the Board will get a legal opinion from the Board’s attorney.

J. Furman stated the Landscape Plan does not provide specifics for the whole project.

R. Licht replied that Leslie can provide a detailed list of plantings.

M. Marciniec asked if it would suffice to show just perimeter buffers and only submit an internal landscape plan.

J. Furman asked in regards to perimeter buffering, it is asked to define the perimeter buffer around the driveways.

R. Licht explained Gates Street will be for emergency access only and will not be used as a primary access road. He continued, the developer plans to purchase the property from Mr. Hitchcock and will provide access via an easement to Mr. Hitchcock and the lake property owners. Mr. Hitchcock will retain legal frontage to his property on Gates Street. Lastly, said the overall construction phase plan will be submitted.

N. Czech asked about snow removal.

J. Paolini said snow removal will be done by private contractor and onsite maintenance, all roads will be done.

The chairman opened to the public for questions.

Michael Warren, 44 Forest Lake Road, asked who is going to maintain the road.

M. Marciniac explained that the maintenance will be done by those who the easement is in favor of. He added the Planning Board cannot control easements.

Elaine McNeal, 34 Forest Lake Road, asked what environmental impacts there were for that of a great pond. She continued to ask what rights fisherman will have and if they will have access shore to shore.

M. Marciniac replied that the Board has no jurisdiction on this matter.

Christina Pike, 631 River Street, spoke on great pond access.

Lisa Bowdry, 44 Forest Lake Road, asked how this will impact the wildlife and environment.

M. Marciniac replied no environmental impact report has been done at this time. He referred her to Conservation Commission.

Gary Rodriguez, 28 Forest Lake Road, asked if there is a time frame as to when the Board will be voting on this issue.

M. Marciniac went over the timeline.

Glen Hitchcock, 279 Gates Street, he explained he owns 301 feet on Gates Street, he questioned the installation of a gate of the property line with access to the road. He also issued concerns with the cottages being close to his property, approximately 30 feet. He requested a 100 foot buffer from his property line and a vegetated buffer.

Mary Pike, 635 River Street, stated the proposed community center building is very close to their homes and asked if there could be an increased buffer.

Lori Hinkle, 624 River Street, issued concern regarding traffic and the location of the driveway. She asked if that could be moved to a location that is not across from residents homes. She also stated she was not happy with the berm coming down and the increase in wind.

R. Licht answered to the chair, the driveway is already there and to keep the site distance the driveway is proposed to remain.

Christina Pike, 631 River Street, explained she does not feel that removing the berm will not improve site lines.

Elaine McNeal, 34 Forest Lake Road, asked if there will be a future review of traffic as the project develops.

J. Furman answered, having an intensive traffic study, for example, the Holyoke Mall, would possibly require a second study. However, the numbers this is generating, it does not require a secondary traffic study.

Michael Miceli, River Road, asked what criteria was used to determine that the lighting was adequate and safe. He continued, the lighting standards have not been met.

R. Licht explained there are lighting standards, an adequate lighting design was used.

Gary Rodriguez, 28 Forest Lake Road, stated 9 months is not seasonal. He continued, a judge would let an owner stay year round. He brought attention to gravel pit that was never closed out, thus increasing dust pollution.

Christina Pike, 631 River Street, asked if this was a retirement community.

R. Licht responded that it is not a retirement community.

C. Pike asked how future residents will not be in the school systems.

R. Licht answered that this is not a primary residence.

P. Burns-Johnson explained the Planning Board does not have jurisdiction over this issue.

Mary Pike, 635 River Street, asked if these cottages are going to be built per buyer or all built and then bought.

M. Marciniac answered the cottages will be built over a three to five year period.

M. Marciniac asked the applicant to give the Board an idea of submission timeline.

R. Licht answered Stormwater management and grading are being completed.

A motion to continue the Seasonal Cottages public hearing to October 1, 2018, at 7:00PM was made by P. Burns-Johnson, seconded by T. Skowrya. The motion passed (5:0).

III. New Business:

Meeting Minutes from July 23, 2018:

A motion to approve the July 23, 2018, meeting minutes as amended was made by N. Czech, seconded by P. Burns-Johnson.

Town Notices and Interest Allocation Report were distributed to Board members.

Deletion of Medical Marijuana Ordinance to send to Town Council for approval.

IV. Old Business:

Knox Pond Construction Report # 130

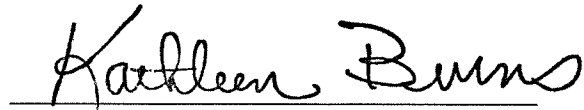
A motion to approve the Knox Pond Construction Report #130 was made by P. Burns-Johnson, seconded by T. Skowrya. The motion passed (5:0).

Board Member Comments:

New Preliminary Subdivision Plans have been submitted: JJC Drive and Jacques Drive

V. Adjournment

A motion to adjourn at 9:19PM was made by T. Skowrya, seconded by P. Burns-Johnson. The motion passed (5:0).

A handwritten signature in black ink that reads "Kathleen Burns". The signature is written in a cursive style and is positioned above a horizontal line.

Kathleen Burns, Clerk