

Palmer Planning Board

Planning Board Meeting Minutes

Monday, December 10, 2018

I. Call To Order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, December 10, 2018, in the Town Administrative Building, Meeting Room. Present were members Paul Burns-Johnson, Kathy Burns and Tom Skowyr. Norm Czech was absent. Also present was Town Planner, Linda Leduc, and Gillian Davis recording minutes.

II. Public Hearing

7:00PM – Altitude Organics, Finding § 171.83K - 1235 Thorndike Street

The following were present on behalf of the applicants:

Don Frydryk of Sherman and Frydryk Land Surveying and Engineering

Applicants, Aaron Bluse and Bill Martin of Altitude Organics

Van Kacoyannakis, Senior Project Specialist, of Milone and MacBroom Inc.

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

D. Frydryk opened the hearing explaining to the Board the reasoning behind the Finding application. He further explained, the existing residential structure is currently non-conforming due to the less than required front yard setbacks at 27-feet. This building is proposed to be demolished so will result in a more conforming situation. The remaining commercial building is non-conforming due to less than the required northerly and southerly side yard setbacks. He went on to state, the renovations to the structure will not increase the non-conformity.

A motion to approve the Finding request was made by P. Burns-Johnson, seconded by K. Burns. The motion passed (4:0).

DMP Palmer Associates

M. Marciniac explained the Planning Board received a letter from DMP Palmer Associates, regarding the proposed solar project located on L22 Sykes Street. He continued, the land owner does not have buildable frontage and asks if the created access road for this project would allow for access to their property.

A motion to acknowledge receipt was made by K. Burns, seconded by T. Skowyr. The motion passed (3:0:1)

JT Brown Letter, Request to Crush and Screen

M. Marciniac read aloud the letter received from JT Brown requesting a 30-day permit to crush and screen materials.

A motion was made to approve the 30-day permit to crush and screen by P. Burns-Johnson, seconded by K. Burns. The motion passed (4:0).

Enside Salt Therapy, LLC – Letter

M. Marciniac explained a letter was received to inform the Board there is a new salt therapy spa opening at 1372 Main Street. There will be two salt therapy rooms and one room for massage therapy. The use is similar to what is currently operating.

A motion was made to acknowledge receipt by K. Burns, seconded by P. Burns-Johnson. The motion passed (4:0).

Altitude Organics - 1235 Thorndike Street, Continued from August 20th, September 24th, and October 29th.

The following were present on behalf of the applicants:

Don Frydryk of Sherman and Frydryk Land Surveying and Engineering
Applicants, Aaron Bluse and Bill Martin of Altitude Organics
Van Kacoyannakis, Senior Project Specialist, of Milone and MacBroom Inc.

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

D. Frydryk reviewed the revised site plans which address comments from vhb. He explained the site has been condensed, added parking lot spaces, and added on pole mounted light. He added a new water connection to the building included the turn in analysis to the dumpsters.

B. Martin read a statement regarding the ventilation system. “It stated, the building will be constructed “environmentally controlled”. The interior has strict controls of both temperature and humidity. Temperature is controlled through the use of a ductless mini split air conditioning system that does not exchange inside air with that of the outside. In addition, the climate control system will employ activated carbon air filtration scrubbers to neutralize any potentially odors that could be a nuisance to abutters within the area. Temperature must be controlled to maintain quality and reduce chance of any secondary microbial contamination. This system has been successfully deployed for over seven years in our Colorado facilities and has yielded zero complaints or nuisances to abutters in our vicinity.”

M. Marciniac asked the applicants about hours of operation.

A. Bluse stated, 10:00am to 10:00pm.

M. Marciniac stated a letter was received from Chief of Police, John Janulewicz, which stated he received the security plan narrative and design. Chief Janulewicz stated that the submitted plan is in compliance with safety and security requirements.

A motion to acknowledge receipt was made by P. Burns-Johnson, seconded by K. Burns. The motion passed (4:0).

D. Frydryk added an eight yard dumpster will be fenced and made of steel which will be locked. In addition, landscaping will be added all along the front, including three foot tall rose bushes to create a buffer from car lights.

J. Furman reviewed his final memo, dated December 10, 2018.

J. Furman stated whenever feasible, parking shall not be located within the front yard of a structure. The front yard setback for this lot is 50- feet. Adhering to this requirement would result in a car loss of approximately 10-spaces. As a re-development project, it is vhb's opinion that allowing parking spaces to intrude into the front yard setback is consistent with other uses along this roadway, and making this mandatory will cause other impacts, some of which may be to resource areas. It is vhb's recommendation the parking be allowed to remain as designed.

J. Furman mentioned a waiver has officially been requested as part of this application:
§171 D (4) (h) [1] Separate Landscaping Plan.

J. Furman listed waivers officially requested:
§145-4.1 B: Erosion and Sediment Control Plan
§145-5.3: Waiver of video inspection of all stormwater pipes
§145-8.4.A.vi: Soil Evaluation

M. Marciniec opened to the public for comments.

Angela Pannacione, Conservation Agent, asked if stormwater overflow go into DOT System.

D. Frydryk answered all stormwater stays on-site with culverts into the sites, south to north.

M. Marciniec mentioned speed limit and signage, which was discussed in previous meetings. He stated signs are not enforced by the police but rather implemented as suggestions.

Chief Janulewicz asked how many parking spaces the site is proposed to have.

D. Frydryk stated 27 customer parking spaces and 3 employee spaces.

As previously mentioned, operating hours are proposed to be 10:00am to 10:00pm.

T. Skowrya asked the Police Chief his opinions regarding hours of operation and security.

Chief Janulewicz replied he does not have an objection to the proposed hours. He added, hours are determined by the owner as it is a business decision. Lastly, security is always a concern no matter the hours of operation.

A. Bluse assured, the site is designed to be secure and safe.

A motion to approve the Special Permit waiver, §171 D (4) (h) [1] Separate Landscaping Plan, was made by P. Burns-Johnson, seconded by T. Skowrya. The motion passed (4:0).

A motion to approve three Stormwater waivers was made by P. Burns-Johnson, seconded by T. Skowrya. The motion passed (4:0).

A motion to approve Special Permit was made by P. Burns-Johnson, seconded by K. Burns. The motion passed (4:0).

A motion to approve Site Plan Approval was made by P. Burns-Johnson, seconded by K. Burns. The motion passed (4:0).

A motion to approve Stormwater Management Permit was made by P. Burns-Johnson, seconded by K. Burns. The motion passed (4:0).

Meeting Minutes

A motion to approve the November 26, 2018, meeting minutes as written was made by P. Burns-Johnson, seconded by K. Burns. The motion passed (4:0).

7:30PM –Seasonal Cottage Resorts – Forest Lake, Continued June 18th, July 9th, July 23rd, & August 6th, October 1st, and October 29th.

The following were present on behalf of the application:

- Rick Licht, Professional Engineer, of Licht Environmental Design LLC.
- Steve O’Connell, of Andrew’s Survey & Engineering, Inc.
- Leslie Fanger, of Bohler Engineering
- Land Owner, Joseph Paolini

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

R. Licht stated there was minimal additional information provided at this time. There was discussion surrounding the restrictions, which prescribes that the water services to the cottage units be shut off during the off-season months.

M. Marciniec stated a letter from Deputy Chief William Bernat has been received.

R. Licht read the letter from Deputy Chief Bernat expressing, the Palmer Fire Department would like the entire project to maintain a year-round water service for all fire sprinkler systems and fire hydrants. Fire mains and fire sprinkler systems will not be allowed to be shut off with the domestic water service between December 1st and February 28th. The Palmer Fire Department is also currently working on the placement of the fire hydrants for the project with Licht Environmental Design, LLC. These fire hydrants will provide a better water source for fire emergencies in the area of River Street, Gates Street and Forest Lake Road.

R. Licht said the applicant has submitted a Notice of Intent and has held a hearing with the Conservation Commission.

J. Furman went over the two waivers being requested for this project:

- §145-4.1.B: Erosion and Sediment Control Plan
- §145-8.4 E: 4:1 Slope grade at top of detention basins

M. Marciniec open to the public for comment.

Angela Pannacione, Conservation Agent, explained given what has been stated, she asked for a request to hold a joint meeting to discuss looking into green architecture.

M. Marciniac explained the Board already has had a review of Stormwater. The Board has to make their decision based on quasi-judicial hearing. The Board cannot take information outside the hearing to influence any decision. He added, if this were brought up early on in the application process a joint meeting could have been scheduled however, at this point in the process it does not seem sensible.

Anne Miller, 60 Buckland Street, mentioned due to the fact that there has never been testing of the water, how will the town would know if water quality is impacted.

M. Marciniac stated water quality testing was done at one time, but there would be no way to determine water quality impacts.

A. Panaccione, someone could volunteer for that site to test water quality, a program that begins in June.

Christina Pike, 631 River Street, added the State tests water quality. She then questioned, stormwater drainage and asked if any inquires have been done on the dam.

S. O'Connell answered no water leaves the site.

J. Furman added everything designed complies with state standards.

L. Leduc mentioned in previous meetings in regards to phasing there has never been solid time frames mentioned which should be definitive for the Conditions of Approval. She added, it would be helpful for the phases to be itemized on a plan that way the Board knows what to expect.

R. Licht explained there has been no formal phasing plan submitted due to not being tied down. However, a plan will be made as long as it is conceptual and general phasing.

L. Leduc suggested every time a new phase is ready to begin, the Board should get a formal acknowledgement of progress to ensure things are on track.

L. Leduc asked if the Board was going to be looking at year round access road.

Johnathan Pratt, 34 Forest Lake Road, issued concern with the access to the gate and maintenance on Forest Lake Road.

M. Marciniac stated it is a private way, it is more of a driveway than a road.

R. Licht added Forest Lake Road will not have a gate across the road but rather the gates will be internal to the project. There is free access to Forest Lake Road.

J. Pratt again issued concern regarding maintenance of the road. He mentioned his grandchild passed away because the road was not plowed and emergency vehicles could not reach the house in time.

M. Marciniac explained there is nothing the Town can demand of them. He explained, there are numerous drives similar to Forest Lake Drive in town, to which the Board has no authority over. If there is an issue it could be taken to land court.

J. Paolini stated he has put money into the road to which he did not have to do.

Christina Pike, 631 Forest Lake Road, explained through her research, Forest Lake Road, use to be Randall Road which historically was plowed by the Town.

Angela Panaccione, Conservation Agent, asked where to find details regarding stormwater drainage.

M. Marciniac answered, Site Plan shows Stormwater Drainage.

A motion to approve all waivers being requested was made by P. Burns-Johnson, seconded by T. Skowyra. The motion passed (4:0).

A motion to approve Special Permit was made by P. Burns-Johnson, seconded by T. Skowyra. The motion passed (4:0).

A motion to approve Site Plan Approval was made by P. Burns-Johnson, seconded by T. Skowyra. The motion passed (4:0).

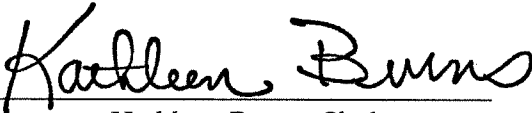
A motion to approve Stormwater Management Permit was made by P. Burns-Johnson, seconded by T. Skowyra. The motion passed (4:0).

Abutting Town Notices and Monthly Interest Allocation Reports were distributed.

L. Leduc explained to the Board, she and Gillian have been working on closing out accounts that are inactive. It was determined any inactive accounts under \$5.00 would be put into the general fund and accounts over that amount would be sent back to the respective stakeholder.

III. Adjournment

A motion to adjourn at 8:50 pm was made by P. Burns-Johnson, seconded by T. Skowyra. The motion passed (4:0).


Kathleen Burns, Clerk