

Palmer Planning Board

Planning Board Meeting Minutes

Monday, December 5, 2016

I Call to order

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, December 5, 2016 in the Town Administration Building Meeting Room. Present were Norman Czech, Paul Burns-Johnson, Kathleen Burns and Thomas Skowyra. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Public Hearing

Stephen Stathis, Class II

The applicant, Stephen Stathis, is seeking Site Plan Approval as required by sections 171.29, & 171.62 and a Special Permit as required by section 171.69, Water Supply Protection District, of the Palmer Zoning Ordinance to conduct used motor vehicle sales at the property located at 1313 Park Street. This parcel is also known as Assessor's Map 56, Lot 89.

N.Parker read public hearing notice.

Present representing applicant was Don Frydryk, of Sherman and Frydryk Engineering. The applicant, Stephen Stathis, was also present. Also present was Edwin Rodrigues, currently running an auto detailing business at the site, in which he received a waiver of site plan for earlier this year.

There is no proposed change in the building, lighting or site. The stormwater permit was deemed by the Planning Board after a site visit to be inapplicable.

There are 31 parking spaces on site, with 29 required. There are 20 used car, 6 customer, 3 employee, and 2 auto detail spots.

J. Furman, of vhb, went over his review dated December 5. It was deemed by a site visit conducted by the Board that a Stormwater permit is not applicable. The site has also recently been rezoned to highway business, where this use is allowed.

A letter was submitted from Trackside Auto stating that all repairs will be done at their location.

Motion was made for a waiver of Stormwater permit applicability by P.Burns-Johnson. Seconded by T. Skowyra. Motion passed (5:0)

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

Waiver of Site Plan Approval, Jessica Kondrat

Applicant Jessica Kondrat, was present and presented her project. She stated that she will be operating a wellness center in the former Yellow House building. It consists of massage therapy, wellness center, tanning, etc. She stated that she has been in business for approximately 7 years and was previously in Ware. L.Leduc stated that there is Site Plan Approval on file and new use will be less detrimental than the Yellow House was. Proposed hours are 9:00AM-9:00PM.

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

Minutes:

November 14, 2016

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

III Old Business

Baystate Wing Minor Amendment

Present representing Baystate was Chris Tate and Becca Eldridge. Also present was Larry Rosecki of Ducette and Associates and Bill Canon, landscape architect. Applicant is looking to modify plan by widening entrance and kicking out the retaining wall to allow for a 25 foot access to make for a two way road. The access road to the loading dock and dumpster area need to be widened to accommodate vehicular traffic.

Applicant also proposes to remove portion of sidewalk and replace hedge fence with a 4 foot privacy fence which is supposed to shield automobile headlights from abutters below so there is no impact on neighbors. Two trees are to be removed but all vegetation will remain beyond the fire hydrant.

The Board required the applicant to plant additional trees on Fairview Street to make additional screening from above.

Motion was made to approve minor amendment by P.Burns- Johnosn. Seconded by T.Skowyra. Motion passed (5:0)

Quaker Lane Estates Subdivision

Present representing applicant was Don Frydryk of Sherman and Frydryk Engineering. The applicant, Paul Les and his partner, Ray Breton.

J. Furman, of vhb, went over his review dated November 14, 2016. He briefly explained what he went over on November 14 as well. He stated that the applicant was building the project out of order. The plan that were submitted were color coded for phasing and it was recommended that work on the red portion of the project until complete and no later than 9/1/2017 and then work on the green portion of the plan until complete and no later than 7/1/2018.

The applicant stated that they would like to use mulch. It was recommended that loam be placed down first for immediate stabilization. It was stated that the roadway will be reevaluated road to decide if any improvements are necessary.

It was also recommended that the Board require a Stormwater permit for the purpose of obtaining an Operation and Maintenance Agreement. A full review would not be required.

Motion was made to grant extension until October 6, 2017. An Operation and Maintenance Agreement shall be submitted by 10/6/2017 and be reevaluated for extension after one year by N.Czech. Seconded by T. Skowyra. Motion passed (5:0)

Beaumont Solar, 100 Ware Street

The Building Department received a request for a Certificate of Occupancy (CO). However, the photos submitted along with request showed deficient erosion control measures and lack of completion of work. It was recommended by Zoning Enforcement Officer (ZEO), Bonnie Weeks, to at least require submission to the Planning Board, a timeline of when they expect to be complete. The Board stated that they will need a cost estimate from applicant on what it will take to finish the work along with a timeline, review monies, and a bond or cash for security. It was stated that in section 145-11 of the Stormwater ordinance there is language for enforcement of violation.

Motion was made to send ZEO a letter requesting no CO be issued, including all conditions, until all items are submitted by applicant. Motion by P.Burns-Johnson. Seconded by T.Skowyra. Motion passed (5:0)

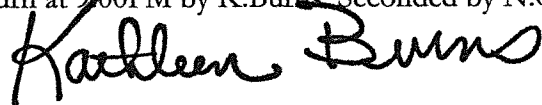
IV Town Planner Update

Guide to the new law regulating recreational marijuana was distributed to the Board for their information. There was discussion regarding a moratorium as well as the State's position in regards to drafting regulation.

V Adjournment

Further meeting dates were discussed.

Motion was made to adjourn at 9:00PM by K.Burns. Seconded by N.Czech. Motion passed (5:0)



Kathleen Burns, Clerk