

Michael Marciniac, Chairman
Norman Czech, Vice-Chairman
Andrew Golas, Clerk
Thomas Skowyra
Kathleen Burns

TOWN OF PALMER

Palmer Town Administration Building
4417 Main Street
Palmer, Massachusetts 01069

Telephone: (413) 283-2605
Fax: (413) 283-2637
Planningboard@townofpalmer.com

Linda Leduc, Town Planner
lleduc@townofpalmer.com



PALMER PLANNING BOARD AGENDA

v
**Town Administration Building
Monday, February 9, 2015 -7:00 P.M.**

Public Hearing:

7:00PM

Site Plan: The applicant, Renewable Energy, LLC is seeking Site Plan Approval as required by section 171.29 and 171.126 to install one 650 KW (AC) ground-mounted photovoltaic system at the property located at Parcel 1, 8 Chamber Road, Palmer MA. This parcel is also known as Assessors Map 18, Lot 49.

7:15PM

Finding: The applicant, Roger W. Barnes, Jr, of 4022 Main Street, Thorndike, MA, is seeking a Finding under section 171.83 for reconstruction after destruction of a pre-existing, non- conforming structure on the property located at 2 Belchertown Road, Three Rivers, MA. The applicant is proposing to demolish the existing fire and water damaged house and reconstruct a new, 936 square foot home connected to the existing garage within the same footprint of existing house. This parcel is also known as Assessor's Map 70, Parcel 18.

Comment From Wastewater Superintendent Gerry Skowronek

New Business:

- MEPA Comments
- Knox Pond Construction Report # 88

Old Business:

- Palmer Paving Correspondence
- Building Inspector Letter to John Rahkonen

Town Planner Update:

Board Member Comments:

Next Meeting Dates: February 23, 2015; Public Hearing, Breton Solar
March 9, 2015

1/5/2015

Palmer Planning Board

Planning Board Meeting Minutes

Monday, February 9, 2015

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:06PM on Monday, February 9, 2015 in the Town Hall Meeting Room 1. Present were members Norman Czech and Kathleen Burns. Andrew Golas and Thomas Skowyr were absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Public Hearings

Site Plan Application: The applicant, Renewable Energy, LLC is seeking Site Plan Approval as required by section 171.29 and 171.126 to install one 650 KW (AC) ground-mounted photovoltaic system at the property located at Parcel 1, 8 Chamber Road, Palmer MA. This parcel is also known as Assessors Map 18, Lot 49.

Present was applicant from Nextsun, Jacob Laskin, and land owner, Paul Les. Present representing applicant was Don Frydryk, of Sherman and Frydryk Engineering.

D.Frydryk introduced the project.

The site is now an existing 9.4387 acre lot that plans to be ANR'd to make a 4.68 acre lot for Renewable Generation to acquire. The site currently has a paved apron at the entrance with a gravel access road to the site. The site will be surrounded by a chain link fence.

It was stated that approximately 2,000 yards of fill will be needed to balance the site. The exact number will be forthcoming when they are available. All disturbed areas will be loamed and seeded for stabilization.

An ANR is proposed and will be provided soon. Purchase and sale was provided and will be dividing land as soon as plans are drawn up and submitted.

Existing drainage easement will be revised.

J.Furman went over his review.

Four official waivers were requested. One Site Plan Waiver, 171.D (4) d. Parking/Loading/Circulation; And three Stormwater Ordinance Waivers- 145-4 (2) B ii Erosion Control Plan; 145-5 (3) Inspections; Infiltration Capacity of Soils by a Licensed Soil Evaluator.

Operation and Maintenance Plan was provided that includes snow removal and annual mowing procedures. There are proposed upgrades to the basin.

Easement and piping are proposed to be under panels. The question was asked as to how to access pipes in the event they need to be repaired. It was stated that panels are removable and pipes can be fixed.

A thorough decommissioning plan was provided and a \$38,500.00 decommissioning amount was proposed. It was decided that amount was acceptable. 25% (\$9,625.00) would be required as a down payment, and \$2,890.00 every year after. A Performance Guarantee of \$5,000.00 was recommended.

The Board stated that buffers to site are required other than where rail line is. It was stated that a utility easement is in the west buffer. If utility easement is ever removed then vegetative buffer will be planted. A utility interconnection agreement was provided by applicant. It was stated that National Grid will be installing three new poles withing the fenced in area, all with underground wiring.

A waiver of strict compliance under section 171.93 B (d) General Landscaping Industrial abutting residence where space is limited was requested.

Motion to grant waiver was made by N.Czech. Seconded by K.Burns. Motion passed (3:0)

Waivers were requested: One Site Plan Waiver, 171.D (4) d. Parking/Loading/Circulation; And three Stormwater Ordinance Waivers- 145-4 (2) B ii Erosion Control Plan; 145-5 (3) Inspections; Infiltration Capacity of Soils by a Licensed Soil Evaluator.

Motion was made to grant waivers by K.Burns. Seconded by N.Czech. Motion passed (3:0)

Motion was made to grant Site Plan Approval with Conditions was made by N.Czech. Seconded by K.Burns. Motion passed (3:0)

Motion was made to grant Stormwater Permit by N.Czech. Seconded by K.Burns. Motion passed (3:0)

Roger Barnes, Finding for Construction After Deconstruction

Applicant, Roger Barnes, of 4022 Main street, Thorndike, MA is seeking a Finding.

The project consists of demolishing the existing fire and water damaged house and constructing a new, 1-story single-family (936 square feet) home connected to the existing garage. All work will be done within the same footprint of existing house.

Comment from WWTP Superintendent Gerry Skowronek was submitted via e-mail stating that the sewer line needs to be temporarily capped on the outside of the foundation before the demo takes place if possible. If the structure is unstable to enter, the temporary capping can occur after the structure has been razed.

The proposed house is non-conforming due to rear setback being 16' instead of the required 25'.

Motion was made to grant Finding by K.Burns. Seconded by N.Czech. Motion passed (3:0)

Other New Business

Letter to Matthew Beaton, MEPA

A letter was sent to Secretary Beaton regarding an ENF filed with Sherwood Lumber, and included comments from the Boards' Engineer, John Furman, dated February 5, 2015.

Motion was made to acknowledge receipt by N.Czech. Seconded by K.Burns. Motion passed (3:0)

Knox Pond Construction Report #88

Motion was made to acknowledge receipt of report by N.Czech. Seconded by K.Burns. Motion passed (3:0)

Palmer Paving Correspondence

A letter was submitted from Jan Callahan, President of Palmer Paving, dated January 20, 2015 stating that the company has acquired the earth removal parcel at 569 Warren Street previously owned by Edge Realty Trust. Also enclosed in the correspondence were two checks to cover operating fees and review fees for this parcel for the 2015 year.

Motion to acknowledge receipt of letter was made by K.Burns. Seconded by N.Czech. Motion passed (3:0)

Building Inspector Letter Regarding John Rahkonen

A letter was submitted to the Board from Bonnie Weeks, Building Inspector, dated December 29, 2015 regarding a denied building permit issued to John Rahkonen, of 1520 Park Street, in Palmer, MA.

Motion was made to acknowledge receipt of letter by N.Czech. Seconded by K.Burns. Motion passed (3:0)

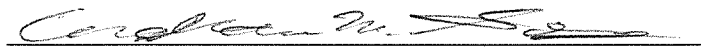
VHB Comments Re: O'Reilly's Conditions of Approval

J.Furman submitted a final review, dated February 9, 2015 recommending approval considering all conditions have been met.

Motion to acknowledge receipt was made by K.Burns. Seconded by N.Czech. Motion passed (3:0)

III Adjournment

Motion was made to adjourn by K.Burns. Seconded by N.Czech. Motion passed (3:0)



Andrew M. Goals, Clerk