

Palmer Planning Board
Planning Board Meeting Minutes
Monday, February 1st, 2021

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:03PM on Monday, February 1st, 2021, in virtually via Zoom. Present were members Kathy Burns, Norm Czech and Jeff Florence. Tom Skowyra was absent. Also present were Town Planner Linda Leduc and her Administrative Assistant Rebekah Wright recording minutes.

II. Public Hearings:

7:00pm: Black Bay Ventures VI, LLC dba Palmer Foundry: - 22 Mt Dumplin Rd, Palmer – Continued from 10/19/20 and 11/16/20

7:20pm: Patricia L Mead Wheelock- Home Occupation SP

III. New Business

- Meeting Minutes: November 16th, 2020
- Knox Pond Construction Reports #157-#159
- Abutting Town Notices
- Interest Allocation Report
- Gravel Reports
- Quaboag Valley Co-Op Letter

IV. Old Business

Master Plan Update

Black Bay Ventures VI, LLC dba Palmer Foundry- 22 Mt Dumplin Rd, Palmer

Don Frydryk began explaining to The Board the applicant is not looking to enlarge the footprint. He stated that they are looking to enlarge blueprint within the original blueprint and will not be increasing impervious surface. The original plans sent were 84' x 125' and the new plans will be 200'x 84' making it approximately 75' longer.

John Furman of vhb explained his memo dated January 27th to the Board. He stated that elevation he received were not stamped, but the new ones which are 4 feet higher than previous elevations sent in general are satisfactory.

He then stated that the highest elevation is 34' with the max being 50' in that zoning designation.

He stated that there was no landscaping plan as there are only trees between the property lines.

Pre-Existing Non-Conforming- J Furman stated that nothing has really changed, as the building will exist over previous foundation pad, which is no more detrimental.

Stormwater- J. Furman stated that it will be on an already impervious surface, which will not change anything.

Site Plan- M. Marciniac asked "since there is no tree line on site plan, is there any vegetation on property?" D. Frydryk stated "very little." M. Marciniac then stated that there would be no problem saying that any vegetation would remain.

L. Leduc asked "What is the Stormwater bond amount" J. Furman stated "5,000"

A motion to grant the three waivers as requested was made by N. Czech seconded by J. Florence. The motion passed 4:0.

A motion to grant the finding under section 171.29 and 171.83Q was made by N. Czech seconded by K. Burns. The motion passed 4:0.

A motion to grant Site Plan Approval was made by K. Burns seconded by J. Florence. The motion passed 4:0.

A motion to grant Stormwater Permit was made by N. Czech seconded by K. Burns. The motion passed 4:0.

7:20pm: Patricia L Mead Wheelock- Home Occupation SP

The applicant Patricia Mead Wheelock explained that due to COVID and her husband's health status she would like the board to allow her to operate her business up to 40 hours a week rather than set days. She needs flexibility.

After brief discussion between board and the applicant, M. Marciniac stated that six days a week between 8am and 9pm except Sunday would be allowable.

A motion to approve the hours of operation was made by N. Czech seconded by J. Florence. The motion passed 4:0.

Gravel Reports

J. Furman went over his memo regarding current Earth Removal operations.

He began his review with JJC Materials. He stated the site is not active at all. The stabilization bank shows some erosion. The embankments on site are pretty much the same as previously. He noted that there is a trailer belonging to Northern Tree on the property. He also stated that the invasive species Autumn Olive has been treated.

M. Marciniac stated that the short fiber mulch used in the past has caused a complete lack of growth of any vegetation where it was placed.

RDL Associates- J. Furman stated that there has been a lot of activity at this site. He stated that there is an overabundance of invasive species.

He stated that the operator was also supposed to change the locks on monitoring wells, but has not as of the site visit. The rock piles on site have not gotten any smaller.

L. Leduc stated that the current permit expired November 18th, 2020 but due to the Governors orders with COVID it is unclear how long the expiration date has been delayed. She also stated that the operator has not attempted to do anything to conform to permit conditions. She stated that "the current bond is 30,000 Earth Removal only. Could we possibly increase bond to include invasive species removal?"

There was then brief discussion about the Rules and Regulations.

J. Furman then briefly went over Palmer Paving site. He stated that this is the most active and has been managed very well. He stated that the plantings are doing well.

J. Furman also briefly went over JT Brown site. He stated that there has been movement and it looks good.

A motion to acknowledge receipt was made by K. Burns seconded by J. Florence. The motion passed 4:0.

Meeting Minutes: 10/19/20

A motion to approve the minutes as written was made by N. Czech seconded by K. Burns. The motion passed 3:0:1 with J. Florence abstaining.

Knox Pond Construction Reports #157-159

A Motion to acknowledge receipt of the construction reports was made by N. Czech seconded by J. Florence. The motion passed 4:0.

Abutting Town Notices and Interest Allocation Report were distributed to the Board previously via E-mail.

Quaboag Valley Co-Op Letter

L. Leduc stated that the board received a letter from Peter Geer a resident of Quaboag Valley Co-Op. He inquired about the town maintaining the road in the co-op. K. Burns, who is also a resident, briefly explained the situation. M. Marciniac stated that since the board has no jurisdiction it should be referred to the Town Council.

Master Plan Update:

L. Leduc briefly explained that the Master Plan Steering Committee had its last Public Forum on January 28th.

Next Meeting date: March 1st, 2021

Adjournment

A motion to adjourn the meeting at 8:44 pm was made by N. Czech, seconded by K. Burns. The motion passed (4:0).



Kathleen Burns, Clerk