

Palmer Planning Board

Planning Board Meeting Minutes

Monday, January 8, 2018

I. Call To Order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, January 8, 2018 in the Palmer Police Station Conference Room. Present were Kathleen Burns, Thomas Skowyr and Paul Burns-Johnson. Member Norman Czech was absent. Also present was Town Planner, Linda Leduc, recording minutes.

II. Public Hearings

7:00PM - Altitude Organics Corporation of Massachusetts - 8 Chamber Road, Three Rivers

Special Permit and Site Plan Approval to construct an additional 11,000 sq. ft. greenhouse and a 3,000 sq. ft. retail space for the cultivation of medical marijuana in a Registered Marijuana Dispensary (RMD) facility and conduct retail sales at an Off-Site Medical Marijuana Dispensary (OMMD). Assessor's Map 18, Lots 49 & 49F.

Chairman Marciniac opened the public hearing at 7:00PM. Town Planner, L. Leduc, read the public hearing notice.

Donald Frydryk, P.E. of Sherman & Frydryk Engineering was present and spoke on behalf of the applicants Aaron Bluse, CFO and William Martin, Vice-President of Altitude Organics Corp of MA. Both Mr. Bluse and Mr. Martin were present.

John Furman of vhb was present representing the Planning Board.

Mr. Frydryk described the site as an 8.25-acre parcel consolidated on 7/19/17 when the Planning Board endorsed the SANR Plan. On August 28, 2017, the Applicants received approvals from the Planning Board to operate a Registered Marijuana Dispensary (RMD) consisting of construction of 114'x120' greenhouse addition, a parking lot expansion, grading, landscaping and all stormwater management improvements. At that time the project also received a Special Permit per §171-123. 3iv. to allow for a 25% reduction in distance from uses as noted in section ii and iii.

Within this current Special Permit application, the applicants are requesting a greenhouse expansion of 110' x 114' (12,540 sq. ft.) and construction of a 3,200 sq. ft. sales facility for medical marijuana also known as an Off-Site Medical Marijuana Dispensary (OMMD).

The facility will consist of office space within the manufacturing building and a separate retail building located at the end of Chamber Road. The greenhouse addition will be associated with the currently approved manufacturing building. The existing entrance off Chamber Road will be utilized to access the site, along with the existing gravel drive that is used for access to

parcel E. The retail building will require an additional driveway for customer parking. The existing pavement will be expanded to provide parking for the employees of the proposed facility. Additional parking will be provided adjacent to the retail building.

The remainder of the site will be covered with loam & seed and maintained as grass.

The project will include adjustments of the existing drainage structures near the existing 5-pad butler building to convey stormwater from the additional pavement and building runoff to the existing infiltration basin adjacent to the existing railroad line. Additional drainage has been proposed for the retail building site and parking. The infiltration basin will be improved to meet the required stormwater management requirements. The proposed development will utilize underground power and communications lines.

The project is located outside of areas under the jurisdiction of the Massachusetts Wetlands Protection Act and the Town of Palmer Wetland Ordinance. A Negative Determination was received for the original site plan for this project and no new work is proposed within the rivers protection area. No additional filing is anticipated with the Conservation Commission.

The site is served by the Three Rivers Water Department. An onsite septic will serve both buildings.

Lighting - The property will have several exterior light fixtures. All fixtures will be directional and face downwards only as to not create any light pollution. The fixtures will be no more than 12 feet above the ground and mounted in such a fashion that respects the surrounding properties. It was stated that a new Lumen Plan will be submitted at the next meeting.

Trash - The property will have one 8-yard dumpster for the manufacturing site and one 8-yard dumpster for the retail site. Both will be in a fenced area, in an approved location on the site. The fencing material will be made of steel with steel or plastic lid covers. It will remain locked at all times with an industrial grade padlock.

Fencing - The manufacturing site will have exterior fencing. The retail site will have fencing surrounding the delivery area. All fencing will be chain link with three tier barbed wire on top. There will be reasonable space between the edge of the property and the installation of any post or fencing. There will be a security gate installed facing Chamber Road directly. There will be security mesh or fence slats installed to enhance the security and reduced visibility of the operations within the site.

Wall Signs - Two wall signs for the manufacturing site are proposed. One will be located on the north side of the building and one located on the west side of the building (closest facing Chamber road). The Retail site will have one wall sign facing Chamber Road. The signs will be illuminated internally or by indirect method with white light.

Ground Sign - One ground sign is proposed. It will not exceed 50 ft.' in surface area and will be setback at least 15 feet from the street lot line. It will not be erected so that any portion of it is over 15 feet above the ground or sidewalk. The sign will be illuminated internally by indirect method with white light.

Freestanding Identification Sign - One freestanding general identification sign is proposed for the property. This sign will be located at the entrance to the industrial park in the "I" district in which the property resides. It will not exceed 50 Square feet in size and will be in a specific site as approved by the Planning Board

A Traffic Study conducted by Milone & MacBroom and dated 12/21/17 was submitted by the Applicant at the meeting. D. Frydryk stated that there are projected to be no adverse impacts to the surrounding areas. A Level of Service of A is predicted with or without the development. A comparable retail use was used to determine the impacts. J. Furman of vhb stated his firm will have a peer review memo ready for submittal at the next meeting.

A new Security Plan was submitted with the application to include the retail use.

D. Frydryk presented the building elevations for both buildings.

J. Furman did not have a peer review memo to discuss but asked if a new Special Permit for a 25% reduction in setback from the retail facility to residential structures has been applied for. A discussion ensued as to whether this was necessary considering one was previously granted for the manufacturing facility. J. Furman state that the new construction is proposed to be closer than 500' to residential structures across Palmer Road and that in his opinion a new Special Permit is required. D. Frydryk stated that they would submit a new Special Permit application requesting a reduction in setback as allowed under section §171-123. 3iv. L. Leduc state that if this hearing were continued to February 5, 2018 then this Special Permit hearing could be advertised and opened on that same night.

J. Furman also suggested that the current gravel driveway accessing the manufacturing facility be paved from the cul de sac to the driveway accessing the retail facility.

T. Skowrya asked about the septic system on site. D. Frydryk stated both buildings will be served by an on- site septic system. The manufacturing facility will have a 2,000 gallon industrial tight tank installed for holding the waste water for watering. The tank will be pumped as needed per state regulations.

One question from the audience was asked of Angela Panaccione, Conservation Agent, regarding the tight tank and suggested to the Board that pumping records be requested as part of the Conditions of Approval.

Mr. Martin elaborated on the recycling processes and stated that the water will be recycled as well as the soils used for growing. Whatever soil can't be recycled will be disposed in the dumpster. Plant watering waste water will be drained to the industrial tight tank.

A Motion to continue the public hearing to February 5, 2018 at 7:00PM was made by P. Burns-Johnson, seconded by T. Skowrya. The Motion passed (4:0)

7:34PM - Amendment to Solar Ordinance Chapter 171, Article XXIII, Section 171.126 Large-Scale Ground-Mounted Solar Photovoltaic Installations.

Chairman Marciniac opened the public hearing at 7:34PM. Town Planner, L. Leduc, read the public hearing notice.

The Board discussed the proposed language to add terms defining Ancillary Use and Solar Parking Canopies and Section 3.1, Lot Requirements, to allow the construction of such structures over currently paved areas as ancillary to allowable uses within the Industrial A, B, the Urban Renewal Industrial Park, and the Highway and General Business Districts.

It was stated that the amended language was clear and suitable to ensure that large-scale solar projects could not be installed in the affected districts unless as ancillary structures.

George Nolan and Donna Rollet, Representatives of Wing Hospital, were present and spoke in support of the amendments. They are hoping to move forward with such a project over the existing parking lot this spring.

A motion was made to make a recommendation to Town Council to adopt this amendment to the zoning ordinance by P. Burns-Johnson, seconded by K. Burns. The motion passed 4:0.

III. New Business:

Introduction Letter to new reflexology business, 1026 Central Street, Palmer

The Board received a letter from the owner of Central Reflexology, Inc., LiHua Zou. The business hours are from 9:30 AM to (Pm. Information on what Reflexology was included.

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

Public Notice of Belchertown Land Trust Waterways License for dam repair, Bondsville

The Board received a copy of the Public Notice of Waterways License Application and Statement of Technical Deficiency for the repair and maintenance of the Bondsville dam, on the Swift River.

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

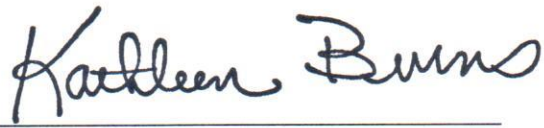
Meeting Minutes of December 18, 2017:

A Motion to approve the meeting minutes of December 18, 2017 as written was made by P. Burns-Johnson, seconded by K. Burns. The Motion passed (4:0)

Abutting Town Notices and the Monthly Interest Allocation Report were distributed to the Board.

IV. Adjournment

A motion was made to adjourn at 8:00PM by T. Skowyra, seconded by P. Burns-Johnson. The motion passed (4:0)

A handwritten signature in black ink that reads "Kathleen Burns". The signature is written in a cursive style with a large initial 'K' and 'B'.

Kathleen Burns, Clerk