

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, January 9, 2017

### **I Call to order**

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, January 9, 2017 in the Town Administration Building Meeting Room. Present were Kathleen Burns, Norman Czech and Paul Burns Johnson. Thomas Skowyra and Paul Burns-Johnson were absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

### **II New Business**

#### **Gravel Reports**

John Furman of vhb went over his reviews dated December 29, 2016

#### Edge Realty:

J.Furman stated that they are rapidly closing out, and may be closed out by Spring. Owner is maintaining berm. All wells were measured and were dry except for well #5. Work on abutter is stable.

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

*(T.Skowyra joined meeting 7:06PM)*

#### JJC Materials:

It was stated that the drought has affected the pit. The wells are down 2-3 feet from the spring. Everything is graded to go to the center of the pit.

Motion was made to accept report by N.Czech. Seconded by K.Burns. Motion passed (4:0)

#### RDL Associates:

It was noted that operator must remove invasive species (Japanese Knotweed) and has been told this for a number of years now. It was also strongly suggested that they put up orange warning fence to deter ATV's. No water was found in wells. It was recommended that well measure be documented.

Motion to accept report made by T.Skowyra. Seconded by N.Czech. Motion passed (4:0)

#### RB Enterprises

All wells are dry and safety fence is in place. He stated he had no photos for this review due to some glitch with his camera.

Motion was made to accept report by T.Skowyra. Seconded by N.Czech. Motion passed (4:0)

JT Browne

A quick review was done at this site due to it being the first year vhb reviewed this project. It was stated that the Spring review will be more thorough. It was observed that close out is essentially just being abandoned, no top soil is spread nor is it seeded. It was stated that moving forward this type of close out will be rejected and proper measures should be taken at close out.

Motion was made to accept report by N.Czech. Seconded by T. Skowyra. Motion passed (4:0)

**III Public Hearing:**

Baker , SPA Class II

The applicant, Ellsworth Baker, is seeking Site Plan Approval as required by section 171.29, & 171.62 of the Palmer Zoning Ordinance to conduct used motor vehicle sales reusing the existing building and site at the property located at 234 Wilbraham Street. This parcel is also known as Assessor's Map 5, Lot 38.

N.Parker read public hearing notice

Present was applicant, Mr. Ellsworth Baker, and representing him was his engineer, Donald Frydryk, of Sherman and Frydryk Engineering. Mr. Baker's daughter, Elizabeth Baker, was also present.

D.Frydryk went over site plan application. He stated there are no new improvements to be made to the site.

He stated there are 25 spaces for Class II. Currently there are 15 used car, 5 trailer/camper spaces, 3 customer and 2 employee spaces.

The applicant is looking for a waiver topo and landscaping. He is also requesting inapplicability of Stormwater permit.

Mr. Baker spoke and stated that the cars presently at the site will be his. Three of the trailers on site have been sold and should be removed very soon.

J.Furman of vhb went over his review dated 1/9/2017.

He stated that he supports a waiver of stormwater applicability. He also stated any further site work or paving may require a Stormwater Permit so if they are to do any more improvements to the site, he recommends the applicant come in front of the Planning Board. He also stated that proof of a surety bond was not included in the application and must be obtained from the manager's office before the license is granted.

Conditions were recommended in that the property line to the west be permanently delineated with a fence, striping, ie.

The Planning Board will not make the determination that motorized homes are considered Class II and applicant should be sure before they are sold from this site.

All debris also needs to be removed before any business is done on site.

It was reiterated that if any paving is done or exterior improvements are conducted the applicant must again come before the Planning Board.

Motion was made to waive Stormwater permit by N. Czech. Seconded by T. Skowyra. Motion passed (4:0)

Motion was made to waive topographic Map (171.29 D (4) g [1]); and Landscaping Plan (171.29 D (4) (h) [1]) by N.Czech. Seconded by K.Burns. Motion passed (4:0)

Motion was made to approve Site Plan Approval by N.Czech. Seconded by K.Burns. Motion passed (4:0)

## **II New Business (cont):**

### Minutes:

December 5, 2016

Motion was made to approve minutes by N.Czech. Seconded by T.Skowyra. Motion passed (4:0)

December 19, 2016

Motion was made to approve minutes by N.Czech. Seconded by T.Skowyra. Motion passed (4:0)

### Zoning Map Update

N.Parker updated the Board on the Planning Department's staff efforts to update the zoning maps and application being created for Zone Changes, and reasonable charges associated with them.

### Hair Expressions update:

L.Leduc stated that Jackie Henry, parcel and business owner, called on December 27 to say that the order was placed and contractor was selected and once it comes in the enclosure will be constructed, in approximately 2 weeks.

## **IV Town Planner Update**

L.Leduc updated the Board on efforts of looking in to available grants and funds for electric vehicle charging stations.

She also distributed to the Board information and conversation via email with the Board's attorney, Brian Falk, of Mirick O'Connell regarding the regulation of recreational marijuana.

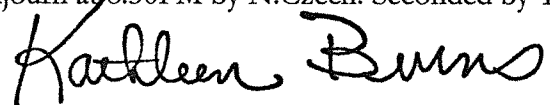
L.Leduc distributed a flyer from the Three Rivers Revitalization project and will have round table meeting Monday, January 23 at 6:00PM for a final conceptual master plan presentation by Union Studio.

Next Meeting Date:

January 23, 2017

**V Adjournment**

Motion was made to adjourn at 8:30PM by N.Czech. Seconded by T.Skowyra. 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'.

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Kathleen Burns, Clerk