

Palmer Planning Board

Planning Board Meeting Minutes

Monday, July 11, 2016

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, July 11, 2016 in the Town Administration Building Meeting Room. Present were Norman Czech and Thomas Skowrya. Paul Burns-Johnson and Kathleen Burns were absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Public Hearing, Zone Change

In accordance with the provisions of Chapter 40A, Section 5 M.G.L. the Planning Board will hold a Public Hearing on Monday, July 11, 2016 at 7:00 p.m. in the Town Hall Administration Building to consider amending the Town of Palmer Zoning Map for a change of zoning districts from the General Business District to the Highway Business District. Eight parcels are affected by this zoning amendment, specifically 1315 Park Street (Map 56 Lot 90), 1313 Park Street (Map 56 Lot 89), 1307-1311 Park Street, (Map 56 Lot 88), 0 Park Street (Map 56 Lot 91), 0 Park Street (Map 56 Lot 92), Park Street, (Map 56 Lot 93), 2 Allen Street (Map 56 Lot 86), 4 Allen Street (Map 56 Lot 87)

N. Parker read the public hearing notice.

The Town Planner presented a memo to the Board dated July 11, 2016 discussing the parcel to be changed and the surrounding districts. She also stated that there was recently a rezone of the parcels across the street.

It was also pointed out by the Board that any use will have to go through site plan review and the fact that some of the parcel may be in the aquifer protection district and may have other restrictions. It was also stated that the parcels are now conforming and previously were not.

The Board then allowed for public comment.

Bob Gurein, of 1315 Parker Street, inquired as to his non- conforming lot and the right of way he has. The Board stated that it is not their preview.

Motion was made to send a favorable recommendation of the zone change to Town Council from General Business to Highway Business by N.Czech. Seconded by T.Skowrya. Motion passed (3:0)

Minutes, May 16, 2016

Motion was made to approve minutes as amended by N.Czech. Seconded by T. Skowyra. Motion passed (3:0)

JT Browne reply letter

The board was in receipt of the letter that was sent on June 29, 2106. This letter reiterated that a new application needs to be submitted by July 31, 2016. As of today, July 11, there was no response. The Board recommended a call be made to Jason Browne to see where in the application phase is.

7:30PM Public Hearing Nu Way Homes

The applicant, Nu Way Homes, Inc, of 38 White Avenue, East Longmeadow, MA is seeking a Finding under section 171.83Q for reconstruction after destruction of a pre-existing, non-conforming structure on the property located at 15 Birch Street, Three Rivers, MA. The applicant is proposing to demolish the existing, non- conforming mobile home and replacing it with a new, single family home that will meet all required setbacks. This parcel is also known as Assessor's Map 71, Parcel 51.

N.Parker read the public hearing notice.

Owner John Handzel was present and described the project. He stated that there is currently a non-conforming structure on the lot. The new single family home will be conforming and meet all required setbacks.

The Board opened the comment to the public.

Dan Labrie, of 25 Beech Street inquired about an old oil tank. Mr. Handzel stated to the Board that there is no issue with the tank.

David Burke of 61 Birch Street inquired about debris and noise from construction. Mr. Handzel stated to the Board that the mobile home will be removed in a matter of hours.

Michael Skoczylas, of 23 Birch Street inquired about construction. Mr. Handzel stated to the Board that the single family home is a pre- fabricated house off site so there will be very minimal construction.

Motion was made to grant finding by N.Czech. Seconded by T. Skowyra. Motion passed (3:0)

MOA

Fred Ferguson, of Palmer Motorsports Park (PMP) was present. He stated that he believes the track is doing everything they can to mitigate the sound and encouraged the board to come out to the site.

Memo from RSG dated July 8, 2016 was submitted to the Board. Email correspondence from Attorney Heep was also provided to the Board. It was stated that raw data has not been provided.

M.Marciniec suggested the Board accept the version submitted by their Attorney, Chris Heep, dated July 11, 2016.

Motion was made to approve agreement in current form by N.Czech. Seconded by N.Czech.
Motion passed (3:0)

III Adjournment

Motion was made to adjourn at 9:00PM by N.Czech. Seconded by T.Skowyra. Motion passed (3:0)

Kathleen Burns, Clerk