

Palmer Planning Board
Planning Board Meeting Minutes
Monday, July 11th, 2022

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:01 PM on Monday, July 11th 2022, in the Planning Office. Chairman Mike Marciniac, Vice Chair Norm Czech, Clerk Kathy Burns, member Tom Skowyr and member Michael Dee were present. Also present were Town Planner, Linda Leduc, and Senior Clerk Rebekah Wright recording minutes.

II. Public Hearing:

7:00pm-Vartanian Custom Cabinets- Site Plan Approval continued from 6/27

7:10pm- JJC Materials: Special Permit- Continued from 4/4/22, 5/2/22, 6/6/22 and 6/27/22

II. New Business:

- Board Reorganization
- Alternate Voting Member
- Meeting Minutes: 6/27/22
- Abutting Town Notices
- Interest Allocation Report

Old Business:

- Dollar General Stormwater Site Inspection
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Board Member Comments:

Town Planner Update:

- Zone Change – Battery Storage Systems
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Next Meeting Date: 8/1/22

II. Public Hearing:

7:00pm-Vartanian Custom Cabinets- Site Plan Approval

Chairman M. Marciniac opened the hearing. Don Frydryk of Sherman and Frydryk was present as well as the applicant, Aram and Lisa Vartanian.

D. Frydryk went over response to vhb's comments and updates to the submission. It was noted that stamped architectural plans were submitted. He stated that they have reduced parking on NW side as well as removed gravel on the south side. This allowed the basin size to be reduced. He stated the basin was also moved forward leaving everything on the slope. He stated there was no increase in impervious surface. He then stated that most landscaping along south side will now remain. It was also stated that the basin is 3:1 slope.

A. Vartanian stated that he will add landscaping along northwest property line- and plans on filing a minor amendment. It was also noted that the existing dumpster is behind the building so it doesn't require fencing.

N. Czech motioned to approve the Special Permit. K. Burns seconded. Motion passed 3-0 via roll call vote.

N. Czech motioned to approve the Stormwater Permit. K. Burns seconded. Motion passed 3-0 via roll call vote.

7:20pm- JJC Materials: Special Permit- Continued from 4/4/22, 5/2/22 and 6/6/22:

Chairman M. Marciniac opened the hearing.

Kyle Crossett of Peckham Industries was present, as well as Jim McDonald and Pete Barrett. K. Crossett went over updates to the plan. He also brought the hard copies of the updated landscaping plan. The Stormwater report has been updated, as well as the boundary line. It was also noted that the buffer encroachment will be repaired and replanted with native vegetation, as well as the boulders will be put back.

K. Crossett stated that hard copies of the Stormwater Report will be coming in the next few days. The signed notarized O&M agreement needs to be recorded. It was then stated that SWC will inspect twice yearly to address invasives.

N. Czech motioned to approve the SPA & SW permit. K. Burns seconded. Motion passed 3-0 via roll call vote

Abutting Town Notices & Interest Allocation Report:

The abutting town notices and interest allocation report have been provided to the board viz Dropbox.

Alternate Voting Member

L. Leduc went over email she received from Atty. Brian Falk. Brief discussion was held.

Dollar General:

L. Leduc brought it to the Board's attention that Dollar General submitted a request for the return of the Stormwater Bond. She then discussed the site visit that was done and the photos taken that show complete neglect of the property.

Battery Storage Discussion:

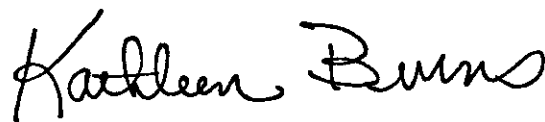
L. Leduc distributed letter she received regarding battery storage. To be discussed at later date.

Board Reorganization:

N. Czech motioned to keep the Board makeup as is. M. Dee seconded. Motion passed 4-0 via roll call vote.

Adjournment

A motion to adjourn the meeting at 8:07pm was made by M. Dee, seconded by N. Czech. The motion passed 4:0 via roll call vote.



Kathleen Burns, Clerk