

Palmer Planning Board

Planning Board Meeting Minutes

Monday, July 22, 2019

I. Call To Order

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, July 22, 2019, in the Town Administrative Building, Meeting Room. Present were members Norman Czech, Tom Skowrya, Kathy Burns, and Jeff Florence. Also present, Town Planner, Linda Leduc and Gillian Davis recording minutes.

II. Old Business:

Borrego Solar – 271 Breckenridge Street, Minor Amendment

Steve Long was present on behalf of Borrego Solar.

S. Long went over the issues with the site, referring to stormwater draining onto Breckenridge Street. He added, the amendment was approved by the Conservation Commission last week.

J. Furman went over his memo dated July 22, 2019. He stated stormwater calculations should be submitted.

S. Long responded that no surface water was going into the system.

J. Furman added, the French drain detail needs to be updated so that the stone is no exposed at the surface.

J. Furman read off additional discussion points outlined in his memo.

S. Long agreed to reduce the size of the driveway to approved 16 feet and loam and seed the sides. He stated the test pit at the area of French drain to ensure no ground water.

M. Marciniec stated the debris from the driveway should be removed.

S. Long said the debris will be removed and the sides will be loamed and seeded.

J. Furman stated no stormwater calculations are needed if there is a covered French drain.

A motion to approve the minor amendment was made by N. Czech, seconded by J. Florence. The motion passed (5:0).

7:00 pm Patel, 2390 Main Street, Three Rivers

Nita Patel was present on behalf of the project.

N. Patel explained they are planning to construct a new single family home, living in the existing structure during construction and then demo to the existing structure once occupancy of the new home.

L. Leduc stated it is currently a non-conforming structure due to depth and front yard setbacks.

M. Marciniac asked why the proposed home is so far back on the lot, rather than in line with the abutting homes.

There was general discussion on setbacks and elevations.

M. Marciniac said the Board needs to consider location of the house and the architecture of the proposed home.

N. Czech stated the proposed home looks good for the lot.

T. Skowrya asked for a timeline for construction and also, destruction of the existing structure.

N. Patel stated once the certificate of occupancy is received, deconstruction will take place two to three weeks after. The estimated construction period is between six and nine months.

M. Marciniac add a condition that the demo of house and shed after 30 days once occupancy of the new home.

A motion to approve the finding with conditions was made by N. Czech, seconded by J. Florence. The motion passed (5:0).

N. Czech left the meeting at 7:35pm.

7:15 pm BWC Swift River, LLC

The following were present on behalf of the application:

Drew Pierson, Senior Director in Project Development, Bluewave
Brian Hunt, Managing Director in Project Development, Bluewave
Victoria Houle, PE of Fuss & O'Neill
Jackie Firsty, Associate in Project Development, Bluewave

A verbal request for continuance for the Site Plan Approval public hearing to the August 19th meeting at 7:15pm was made by T. Skowrya, seconded by K. Burns. The motion passed (3:0:1).

A verbal request for continuance for the Special Permit public hearing to August 19th at 7:15pm was made by T. Skowrya, seconded by K. Burns. The motion passed (3:0:1).

7:30 pm BWC Dumplin Brook, LLC

The following were present on behalf of the application:

Drew Pierson, Senior Director in Project Development, Bluewave
Brian Hunt, Managing Director in Project Development, Bluewave
Victoria Houle, PE of Fuss & O'Neill

Jackie Firsty, Associate in Project Development, Bluewave

M. Marciniac asked if and when there will be withdrawals for the special permits that are no longer under consideration now the access road has changed.

There was general discussion over submittals and advertisement.

There was then legal discussion over the inclusion of the Battaglia property and notification to abutters.

J. Florence stated ultimately, no one wants to get to the end of this project and have to start over due to lack of advertisement.

J. Furman asked for clarification regarding the “dual-use” component of this project due to that it was mentioned within the project at one time.

L. Leduc stated N. Czech has now used the Mullin Rule, therefore there is a benefit to withdraw and reapply to have all eligible voting members.

A motion to continue the public hearing to August 19th at 7:30pm was made by T. Skowrya, seconded by J. Florence. The motion passed (4:0).

Meeting Minutes from July 8th, 2019

A motion to approve the July 8th meeting minutes as written was made by K. Burns, seconded by J. Florence.

Monthly Interest Allocation Report and Abutting Town Notices were distributed.

A letter from Habitat for Humanity was sent to the Board and distributed.

Old Business:

Knox Pond Construction Report #141

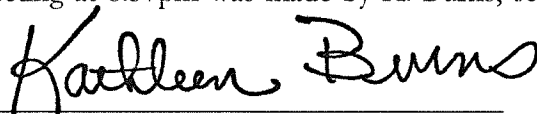
A motion to acknowledge receipt of Knox Pond Construction Report #141 was made by K. Burns, seconded by T. Skowrya. The motion passed (4:0).

Town Planner Update:

L. Leduc explained to the Board that David McCay, Attorney at Mirick O’Connell has reached out to the Board to notify them of a court date for the Earth Removal project, November 13th, 2019.

Adjournment

A motion to adjourn the meeting at 8:37pm was made by K. Burns, seconded by T. Skowrya. The motion passed (5:0).



Kathleen Burns, Clerk