

Palmer Planning Board

Planning Board Meeting Minutes

Monday, July 23, 2018

I. Call To Order

Chairman Michael Marciniac called the meeting to order at 7:04PM on Monday, July 23, 2018, in the Town Administrative Building, Meeting Room. Present were members Norman Czech, Paul Burns-Johnson, Kathy Burns, and Tom Skowyra. Also present was Town Planner, Linda Leduc, and Gillian Davis recording minutes.

II. New Business

ANR – 3090 Palmer Road

M. Marciniac went over the ANR plan for 3090 Palmer Road, with the Board.

A motion to approve ANR plan was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

ANR – 129 Sykes Street

M. Marciniac went over the ANR plan for 129 Sykes Street, with the Board.

A motion to approve ANR plan was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

III. Public Hearings

Seasonal Cottages at Forest Lake – Continued from June 18, 2018.

M. Marciniac stated there are two documents submitted from vhb including a Traffic Review and Site Plan Review, dated July 23, 2018.

A motion to acknowledge receipt was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

M. Marciniac read the letter from the applicant, requesting a continuance for the August 6, 2018 meeting.

A motion to continue the public hearing on August 6, 2018, at 7:30PM was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

Minor Amendment: Pride Dumpsters, Continued from July 9, 2018.

Bob Bolduc from Pride was present.

B. Bolduc approached the Board and explained the proposed plan for new dumpsters. He stated there will be six dumpsters against the building, three for trash will be closest to the road and the remaining three will be for cardboard and will be located nearest the fenced area. He referred the Board to the plan to show the location of said dumpsters. He added there will be an enclosed rendering container near the door and explained there will be new vinyl fencing added to the site.

M. Marciniac stated this will be reducing the dumpsters from 9 to 6.

P. Burns-Johnson asked what the distance is from the rendering container to the property line of the residence.

B. Bolduc replied that the rendering container will be approximately 15-feet from the residence and the container will be enclosed.

T. Skowrya asked if the land that Nick's Sports Shop was owned by Pride.

B. Bolduc stated the land was sold but they still own 30-feet with full access to dumpsters.

The motion to approve the minor amendment was made by P. Burns-Johnson, seconded by T. Skowrya. The motion passed (5:0).

Meeting Minutes from July 9, 2018:

A motion to approve the meeting minutes from July 9, 2018, as amended was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

IV. New Business

Knox Pond Construction Report:

A motion was made to acknowledge receipt of Knox Pond Construction Report #129 by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

Wing Lumen Affidavit:

L. Leduc went over documents, distributed to the Board regarding the lumen plan for Baystate Wing Hospital.

M. Marciniac state he and L. Leduc visited the site to inspect the planting and explained there were some issues.

A motion was made to acknowledge receipt of the affidavit by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

III. Public Hearings

Finding – 61 French Drive

M. Marciniec explained the applicant David Mill is seeking a Finding under section 171.83K for the alternation of a pre-existing, non-conforming structure on the property located at 61 French Drive.

D. Mill stated, he is proposing to demolish the existing structure and build a new house. He added moving the house will comply with rear and side lot setbacks and the front setback will be more conforming. He then went over elevations of the proposed house, he stated it will be approximately 1,000 square feet.

M. Marciniec asked if the multitude of trees on the lot will be an issue and asked if any will be coming down.

D. Mill responded that he does not think any of the trees will have to be removed and mentioned there is a tree which could be a problem due to its proximity to a utility pole, in that case the tree will be removed.

A motion to approve the Finding for 61 French Drive was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

Town Planner Update:

L. Leduc updated the Board as to the two grants the Town has received. The Town has been awarded \$139,420 from the Green Communities grant which will fund Town-wide LED streetlight conversion. She added the Town has been approved for partial funding in the amount of \$178,282 from the Complete Streets Funding and will be used for sidewalk repairs.

IV. New Business

Attorney Falk Opinion, 1701 Park Street

Attorney Falk's opinion, regarding the proposed zone change located at 1701 Park Street was given to the Board.

L. Leduc reminded the Board of the opinion and stated this will be coming up in the Town Council meetings.

Baptist Hill Inspection

Baptist Hill Inspection Report was dispersed to the Board for information.

M. Marciniec stated the two main issues still remain, regarding Stormwater and telephone poles.

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

III. Public Hearings

Ecogy Solar LLC – Roof Mounted Photovoltaic System – 24 Third Street

Jason Mazzone, VP of Operations and Jack Bertuzzi, Principal, from Ecogy Solar were present.

M. Marciniac said that Ecogy Solar is seeking Site Plan Approval as required by section 171.29 and 171.26 to install 541 kW DC roof mounted photovoltaic system at the property located at 24 Third Street.

J. Mazzone further explained the project to the Board, stating this is a community solar project through the Smart Program.

M. Marciniac asked who did the plans for this site.

J. Mazzone replied that National Grid did the plans.

M. Marciniac brought attention to the plan, stating the poles and transformer are proposed to go straight through an existing detention basin and/or wetland. He added, the Board cannot approve a plan with the poles going through a detention basin and an amended plan will be needed.

J. Bertuzzi explained the poles were originally placed all the way to the left and National Grid was the reason the poles are located where they are on the plan as of now.

M. Marciniac restated everything should be removed out of the detention basin.

L. Leduc said that no waivers have been requested with this application. She suggested waivers should be requested for all items in section 171.29 D and 171-126 that are not applicable to this project.

L. Leduc asked if any signs or lighting are being proposed with this project.

J. Mazzone replied no lighting has been planned, however, there will be emergency placards on equipment and there will be lights on transformers and reflectors.

L. Leduc stated that all waivers need to be officially requested in writing. She added, typically the Board receives word from the Fire Chief, and that they are aware of the project.

It was determined that the Service Agreement and Statement of Work specific to this project will be forth coming at the preconstruction meeting, as the ones submitted with the application are only samples.

N. Czech issued concern with wording on the public hearing notice alluding to “Sherwood Lumber for its sole commercial operation.”

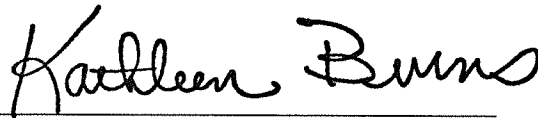
A motion to continue the public hearing to August 6, 2018, at 7:20PM was made by N. Czech, seconded by T. Skowrya. The motion passed (5:0).

Reorganization of the Board

A motion was made to reorganize the Board and retain current positions: Michael Marciniac as Chairman, Norman Czech, Vice Chairman, Kathleen Burns, Clerk, Thomas Skowyra, and Paul Burns-Johnson as members. The motion was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

IV. Adjournment

A motion to adjourn at 8:37PM was made by P. Burns-Johnson, seconded by T. Skowyra. The motion passed (5:0).

A handwritten signature in black ink that reads "Kathleen Burns". The signature is written in a cursive style and is positioned above a horizontal line.

Kathleen Burns, Clerk