

Palmer Planning Board

Planning Board Meeting Minutes

Monday, July 6, 2015

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, July 6, 2015 in the Planning Department office. Present were members Norman Czech and Kathleen Burns, and Andrew Golas. Thomas Skowyra was absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II Old Business

Continued Hearing from April 27, 2015, May 18, 2015, June 15, 2015

Guy Hannum, Terminal Manager, Sherwood Lumber, 24 Third Street, Bondsville, MA is seeking a Site Plan Approval to construct a railroad siding and all necessary infrastructure extending from the New England Central Railroad Spur through the Sherwood Lumber parcel and the Third Street right of way south for approximately 3,000 feet. This parcel is also known as Assessor's Map 28, Lot(s) 28, 29,30,31,34.

Present was applicant Guy Hannum, of Sherwood Lumber. Also present representing the Town was Jeff Galarno, of Vanasse, Hangin, & Brustlin.

It was stated that when the easement plans will be provided to the Board for the file when they are completed and recorded. The Operation and Maintenance Agreement was reviewed and it was stated that some language will revert back to original and send back to applicant for recording.

It was also stated that parking, loading and circulation narrative from MEPA file for the record that addresses these concerns.

A Stormwater performance bond in the amount of \$7,500.00 was submitted at the meeting by the applicant. It was stated by applicant that Stormwater inspection dates will be provided at the pre-construction meeting.

WAIVERS REQUESTED: 171.93 B (1) (a) [1] :General Landscaping
171.29 D (4) (f) [2]: Screening Refuse Containers
145-4.2.B.ii: Separate Sediment and Erosion Control Plan
145-5 3 iii: TV Inspections
145-8.4.A vi: Infiltration rate verified by Licensed Soil Evaluator

Motion was made to grant waivers by N.Czech. Seconded by A.Golas. Motion passed (4:0)

Motion was made to grant Stormwater permit by N.Czech. Seconded by A.Golas. Motion passed (4:0)

Motion was made to grant Site Plan Approval by K.Burns. Seconded by A.Golas. Motion passed (4:0)

III New Business

Waiver of Site Plan for Burgundy Brook Cafe

A Waiver of Site Plan was forwarded to the board from The Building Inspector. The Board felt that the applicant should provide a letter of compliance with the agricultural exemption before they feel comfortable signing the waiver.

Motion was made to send letter to applicant, Inna Gordon, requesting evidence supporting their operation that falls under the agricultural exemption in section 3 of the MGL, and attend the next meeting to review their findings by N.Czech. Seconded by A.Golas. Motion passed (4:0)

Motion was made to continue waiver request to the next meeting by N.Czech. Seconded by A.Golas. Motion passed (4:0)

Waiver of Site Plan Review for Bernard Croteau, of 2193 Palmer Road, Three Rivers, MA

The applicant stated that back buildings are being utilized for foundry storage. All is going to be moved to the main building.

Motion was made to grant Site Plan waiver by N.Czech. Seconded by A.Golas. Motion passed (4:0)

Minutes:

June 15, 2015

Motion was made to approve as amended by N.Czech. Seconded by A.Golas. Motion passed (4:0)

Letter from Pecoy Builders

A letter was sent from the Pecoy Companies dated June 25, 2015 regarding Riverwalk Associates. It was stated that they want to move forward with the project, but with legal delays it is taking longer than anticipated. The letter referenced the Permit Extension Act and their understanding that they have 4 more years to complete the work.

The Board acknowledged receipt of the letter, but stated they would need something from a legal standpoint to form a professional opinion regarding the extension of their permits.

Motion was made to send a letter back requiring an opinion from their attorney on their attorney's letterhead by N.Czech. Seconded by K.Burns. Motion passed (4:0)

Reorganization of the Board

The annual reorganization of the Board revealed that all Board members wish to remain in current positions.

Motion was made remain in current positions by N.Czech. Seconded by A.Golas. Motion passed (4:0)

IV Town Planner Update

Town Planner, Linda Leduc, stated that the next available round of Green Community grant money was released and there was \$211,584 granted to Palmer for specific projects.

V Adjournment

Motion was made to adjourn by N.Czech. Seconded by A.Golas. Motion passed (4:0)

Andrew M. Golas, Clerk