

Palmer Planning Board

Planning Board Meeting Minutes

Monday, July 9, 2018

I. Call To Order

Chairman Michael Marciniac called the meeting to order at 7:30PM on Monday, July 9, 2018, in the Town Administrative Building, Planning Department Office. Present were members Norman Czech, Paul Burns-Johnson, Kathy Burns, and Tom Skowrya. Also present was Town Planner, Linda Leduc, and Gillian Davis recording minutes.

II. Public Hearing

7:30 PM – Community Development, Finding for Sign, located at 2015 Main Street.

The chairman opened the public hearing at 7:36PM. Gillian Davis read the public hearing notice.

M. Marciniac stated this finding is for a new sign that is to go up at Laviolette Field.

Sarah Szczebak, Community Development Director, explained the Community Development Department is implementing a fitness trail at Laviolette Field. She continued, this project has been a crowd funded campaign, and donors will be recognized on the new proposed sign.

Pictures of the design and location were distributed to the Board.

A motion to approve the finding for a new sign was made by P. Burns-Johnson, seconded by T. Skowrya. The motion passed (5:0).

7:40 PM – Nexamp Breckenridge Solar, Breckenridge Street – Continued from May 7, 2018, and June 4, 2018.

J. Furman, of vhb, was present representing the Planning Board.

Ethan Gyles and Justin Kasunick were present from Nexamp.

J. Furman reviewed his third memo, dated July 9, 2018.

J. Furman said there were only a few outstanding issue which were addressed in the second memo. He continued, containment is addressed and landscaping should be added along the two buffer areas.

J. Furman added the only outstanding issue is regarding the Geo Earth material and waivers.

M. Marciniac asked if there was a new planting plan.

D. Frydryk replied that there was no new landscaping plan, however the plantings are shown on the submitted plan set, which he showed to the Board.

P. Burns-Johnson asked if the planted trees will be around Park Street, eliminating some of the view, which was a concern of his from the previous meeting.

D. Frydryk replied this would act as a buffer to Park Street view.

J. Furman stated four waivers are being requested:

- Parking, Loading Circulation
- Landscape Plan
- Televising of Underground Utilities
- Estimated Seasonal High Groundwater Elevation

J. Furman mentioned the Landscaping Plan and the GeoEarth material that was presented at the last meeting.

Ethan Gyles, said Geo-Earth is a commercially available, organic product, similar to hydro-seeding which is sprayed on the existing surface for seed growth.

M. Marciniac expressed concern regarding loam and lack thereof for this site. He said he thinks it should be a part of this project. He read the information sheet on Geo Earth and asked which application will be used, bioremediation seems to apply.

E. Gyles replied there isn't certainty on the type of application but he will consult their hydro-seeding specialist for further information.

J. Kasunick added the blanket cover application seems like it would be the best fit however, they will consult their specialist.

P. Burns-Johnson asked if there any proof that this product grows anything other than grass. He added he would need more information on the product in order to make a decision.

The Board is not clear on how thick application will be, how will the product be applied, and what is the performance of the product.

E. Gyles asked if 3 inches of loam is spread on the floor will the issue of close out be resolved.

M. Marciniac replied yes, the issue would be resolved.

There was more discussion on loam and the Geo Earth material.

A condition was made, that all areas within the fenced array area shall be covered with a mix of 3 inch loam and seeded.

Another condition was made that at pre-construction meeting, resolution of stabilization method will be decided.

A motion to grant all four waivers being requested was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

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

A motion to approve special permit to work in the aquifer protection area was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

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

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

Minor Amendment: Pride Dumpsters

L. Leduc went over documents submitted by Robert Bolduc, which were distributed to all Board members. She reviewed the letter from R. Bolduc which asks for permission to expand the dumpster pad area, closer to Park Street, away from the residence. Additionally, Pride is requesting permission to replace the approved 4 large dumpsters with 6 smaller dumpsters. The dumpsters would be split evenly, three for trash and three for cardboard. As well as the addition of a sealed 50 gallon rendering container behind the propane storage area.

M. Marciniec stated issues with the area not being enclosed.

P. Burns-Johnson brought up the issue of the rendering container being so close to the residential area.

A motion to continue the minor amendment to July 23, 2018, at 7:00PM to have questions answered from a Pride representative, was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

III. New Business

ANR: Peterson Road/ Mason Street Turn Around

M. Marciniec went over the ANR plan to the Board, explaining the site is where Nexamp has panels and wanting to add more panels.

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

Meeting Minutes from June 25, 2018:

A motion to approve the meeting minutes from June 25, 2018, as amended was made by N. Czech, seconded by T. Skowrya. The motion passed (3:0:2) M. Marciniec and P. Burns-Johnson abstained.

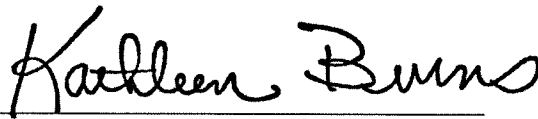
Abutting Town Notices and Monthly Interest Allocation Report were distributed to the Board.

Town Planner Update:

L. Leduc received an email from Harry Gardner from West Rock regarding the trailers that are being held at Maple Tree facilities. She read the email, which stated the project is ahead of schedule and trailers will be removed by the end of July, rather than the original date in September.

IV Adjournment

A motion to adjourn at 8:56PM was made by T. Skowrya, seconded by P. Burns-Johnson. The motion passed (5:0).

A handwritten signature in black ink that reads "Kathleen Burns". The signature is written in a cursive style with a horizontal line underneath it.

Kathleen Burns, Clerk