

**Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, June 10<sup>th</sup>, 2024**

**I. Call to Order**

Chairman Michael Marciniac called the meeting to order at 7:00 PM on Monday, June 10<sup>th</sup>, 2024, in the Planning Department Office. Vice Chairman Norman Czech, Clerk Shelby Lamothe, Members Scott Day, Michael Dee present. Also present was Town Planner Heidi Mannarino and Administrative Assistant Max Ballou recording minutes.

*Public Hearings: N/A*

**New Business:**

**Pre-Application Review OSRD Subdivision State Street**

M. Marciniac: the purpose of this piece of the agenda is to prepare the town so that we have an idea of what is coming. He continues to say that this is the fourth meeting with applicants and that they are not at the application stage, only an informative one. He added Under 81L they can submit a pre-application so if something needs to change it can be addressed early.

Jeffrey LeBeau from Sherman & Frydryk: that Brenda is the applicant the proposed subdivision is composed of five parcels and is mostly on state street near house 126. They applied based on changes of zoning to generate twenty-four lots which is represented on the plan. The green areas represent wetlands and only will present buffer zone impact so no resource area impact. Total acres are around forty-one point nine acres. He says they are looking for a single-entry cul-de-sac with a turn around. Jeff stated that Town water is far away from us, so it is not quite economical, so we are proposing wells and looking to get feedback and looking to submit the preapplication and then the definitive relatively soon.

M. Marciniac, initiated brief discussion about proximity to water with David LaVallie from the Bondsville Fire and Water Commission

M. Marciniac: the applicant looks at town water with the water district to see if it is feasible.

Discussion about water continues.

H. Mannarino: how much of the open space is wetlands and if that was taken into account of the 50% required open space. Since she states in the ordinance the wetlands cannot count towards the 50% of open space.

Jeffrey LeBeau: the plans give 59% open space which should be enough to discount the wetland area and still have the 50% required.

Continued discussion on open space.

M. Marciniac: what the length of the cul-de-sac is

Jeff: 1376ft length

M. Marciniec: A wavier for the cul-de-sac would need to happen because of a restriction on length. The required length is 500ft, but it can be modified. The board has a right to waive the strict requirement because instead of a regular sub-division they are going to an OSRD and since it provides open land.

M. Marciniec: Backlots also might have an issue with a common drive we have to lot into a special permit form the board and review what the law around common drive is.

Discussion around backlots and what if they want to keep the common drive or work a new design that eliminated the need for a common drive ensued.

N. Czech: what will you do with space?

Brenda: leave it to the neighborhood.

M. Marciniec: We will take a copy of the draft and look at the regulation and share it with John Furman.

Discussion Ended.

### **ANR- Springfield Street, Lot configuration**

M. Marciniec: Nothing is changing on the maps. Nothing is being approved but we are just confirming for the register of deeds, so it is clear to the registry. It meets all requirements so there is no reason to not sign it.

Brief discussion.

**M. Marciniec made a motion to approve the plans for the ANR (lot configuration) for Springfield Street. N. Czech seconded. Motion passed 5-0**

**ANR- Foster Street, Lots 4 & 5, Lot division**

M. Marciniac: This is a further division for lots 4 &5 to be created. They are bordering two lots that have already been divided and meet the zoning requirements.

Brief discussion.

**M. Dee made a motion to approve the plans for the ANR (lot division) for Foster Street, Lots 4 & 5. N. Czech seconded. Motion passed 5-0.**

**ANR- Foster Street, Lots 6, 7, & 8, Lot division**

M. Marciniac: The historical road goes through the remaining lot so it is unlikely we will see further division.

Brief discussion.

**M. Dee made a motion to approve the plans for the ANR (lot division) for Foster Street, Lots 6, 7, & 8. S. Day seconded. Motion passed 5-0.**

**ANR- Park Street, Lot consolidation**

M. Marciniac: The double zoning of the consolidation has a lot of implications of what it means for the business because of the highways zone and the residential zone. So work cannot be done in the zone that is part of the lot but in the residential zone.

Brief discussion.

**N. Czech made a motion to approve the plans for the ANR (Lot consolidation) for Park Street. M. Dee seconded. Motion passed 5-0**

**ANR- Thompson Street, Lot consolidation**

Brief discussion.

**N. Czech made a motion to approve the plans for the ANR (Lot consolidation) for Park Street. S. Lamothe seconded. Motion passed 5-0**

**DCR Input On Flood Plain Ordinance**

H. Mannarino: The DCR left notes about what the procedures on flood plains should look like. They told the town that we are to Designate a flood plain administrator. They include their model language. We have not updated our regulations and code since 2004. The flood plain administrator also must take training so we should wait to update until the administration has taken the training. But we should move to change to soon so we are up to date with the new regulations.

Brief discussion

### **Gravel Reports**

M. Marciniak: Since Jon Furman is not here today, we will go over the report at another date however we have to vote that we acknowledge that we received them.

Brief discussion.

**M. Dee made a motion to acknowledge receipt of the gravel reports. N. Czech Seconded. Motion Passed 5-0**

### **Flynt street**

H. Mannarino: We received a letter from LEC Environmental Consultants that they are replacing the bridge over I-90 and if we have comments or concerns, we can contact Mass Dot

S. Day: What's the issue with the bridge

S. Lamothe: They received a grant for the bridge, so I believe that they are trying to replace it now while they have the money and before it becomes unsafe and costs more later.

Brief discussion.

### **Minutes**

**A motion to approve the minutes of 4/1/2024 as written was made by S. Lamothe, seconded by M. Dee. The motion passed 5-0.**

### **Abutting Town Notices**

The abutting town notices were available in the Board's dropbox for review.

### **Battery Energy Storage System Model Language**

H. Mannarino: I received Model language from PVCP also what the Hadley Planning Board is working on as well and we can compare and what we want to keep or change. All good model language that we can use in our ordinance.

N. Czech: We should not allow any storage within the aquifers

M. Marciniac: Yes, it appears that that's what Hadley is doing as well

M. Dee: can we regulate what kind of lithium we can use to make sure that is safer. Lithium-ion batteries are not as reliant as lithium iron phosphate.

Brief discussion relating to the location of battery storage.

### **Case law: Standing and Property Value**

M. Marciniac: The case from Water Town about Standing and property value case shows that if you are outside 300 ft. you do not really have standing in most cases. Also saying that your property value would diminish is never standing in a court case. There is no way to prove that the value of the property would lower without being able to see into the future, so the courts reject it.

Brief discussion.

### **Stormwater inspections**

H. Mannarino: Mike M, Shelby L, and I went to see how the stormwater systems at Adaptas Solutions, Vartanian Custom Cabinets, and Sherwood Lumber are working the for the most part they looked good except for Adaptas which had no improvements made to their detention basin and we have been talking with J Ray at Adaptas and they have been getting quotes to come up to standard.

Brief discussion.

### **Adjournment**

**A motion to adjourn the meeting at 8:34 PM was made by S. Lamothe, seconded by N. Czech. The motion passed 5-0.**



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Shelby LaMothe, Clerk

