

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, June 16, 2014

### **I Call to order**

Chairman Michael Marciniac called the meeting to order at 7:05PM on Monday, June 16, 2014 in the Planning Department office. Present was members Norman Czech, Thomas Skowrya, Kathleen Burns and Andrew Golas. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

### **I New Business**

#### **Public Hearings**

**7:05PM** Graphic Impact Signs, Inc., of 575 Dalton Avenue, Pittsfield, MA, is seeking a Finding under section 171.83Q for reconstruction after destruction of a pre-existing, non-conforming sign for Country Bank, on the property located at 1485 N. Main Street, Palmer, MA. The applicant is proposing to demolish the existing sign and reconstruct a new, monument style ground sign. This parcel is also known as Assessor's Map 57, Parcel 34.

N.Parker read the public hearing notice.

Present representing applicant was John Renzi of Graphic Impact Signs. He started out by reviewing the existing sign. The existing sign is 36 sq ft which is 6'3w X 6h', with a 15 foot setback. The new sign proposes to be an internally lit, monument style, 35.79 sq ft. The base is proposed to be 11'8h X 2'9"w. The tree near the existing sign will need to be removed in order to have sign meet setbacks and stay in the same location.

The Board expressed concern over the aesthetics of the neighborhood, the size of the sign and the removal of the tree. The Board recommended that the size of the sign to be reduced in essence saving the tree and not too big for the neighborhood. Mr. Renzi was agreeable to reduce the size of the sign to be the same size as their other sites' sign, on Sykes St.

Motion was made to approve the finding to construct a new sign, being 9'9"w X 5'6"h, totaling 24.78 sq. ft. Keeping the 15' setback from Main Street and 10' setback from King Street by A.Golas. Seconded by N.Czech. Motion passed (5:0)

**7:40PM** Graphic Impact Signs, Inc., of 575 Dalton Avenue, Pittsfield, MA, is seeking a Finding under section 171.83Q for reconstruction after destruction of a pre-existing, non-conforming sign for Country Bank, on the property located at 191 Sykes Street, Palmer, MA. The applicant is proposing to demolish the existing sign and reconstruct a new, monument style ground sign. This parcel is also known as Assessor's Map 79, Parcel 39.

N.Parker read public hearing notice.

John Renzi of Graphic Impact Signs was present representing applicant. He reviewed the project. Existing sign is 5'h X 5'3"w and seven feet tall including base. Proposed sign is 5'6"h X 9'9"w, including base. The Board noted that with base the sign is almost 50 sq. ft. It was recommended to decrease it in size. It would be fairly large near a busy intersection and close to the exit. Mr. Renzi agreed to bring the size of the base down 6".

Motion to approve the sign as amended, to shorten height to 5', was made by A.Golas. Seconded by N.Czech. Motion passed (5:0)

**7:50PM** Continuance; Family First Bank/ North Brookfield Savings Bank. Special Permit - Sign

Present representing applicant was Atty. Blake Bertheaume, President of North Brookfield Savings Bank Donna Belanger, and Dave Golden, sign representative.

The applicant submitted several photos of the downtown Three Rivers area, along with super imposed graphic of the proposed sign on the building.

Atty. Bertheaume explained the project. He referenced section 171-94- signs. His reference was to approval based on two findings, found in 171.94 (B) [13]. Which reads: (13) In particular instances the Planning Board may issue a Special Permit allowing more than the number of signs herein permitted, or for signs of a larger size or height than herein permitted (but not in a location not ordinarily permitted by the Zoning Ordinance), if it determines that the architecture of the building, the location of the building or the land or nature of the use being made of the building or land is such that additional signs or signs of a larger size would not detract from the character of the neighborhood and should be permitted in the public interest. In the granting of such approval, the Planning Board shall specify in the permit; the exact sign permitted, the size and location of the sign or signs, and impose such other terms and restrictions as it may deem to be in the public interest and in harmony with the general purpose and intent of this Article. Special Permits granted under this Section are non-transferable (i.e. that any change in said signs will require a new or revised Special Permit). (Amended Ord 2007- 07, RTCM 3/7/07)

The new sign is proposed to be perpendicular to the building, protruding 4' and internally lit. The applicant states that the sign will not overhang into the public way. There are 3 other signs in the neighborhood that have perpendicular signs. Two are pre-existing non-conforming. One has a special permit due to the fact that their business is set far back from the street.

L.Leduc claimed that Special Permits were not allowed to be applied for in this case considering perpendicular signs are not allowed at all within the ordinance, regardless of what exists currently. The Board took the advice under advisement.

Motion was made to approve Special Permit as proposed by N.Czech. Seconded by T.Skowyra. Motion passed (4:0:1) Marciniak

**8:00PM Peterson Road Solar Continuance**

A letter was submitted by Tony Wonseski, Senior Engineer at SVE Associates requesting continuance to the next available regular Planning Board meeting.

Motion was made to continue hearing to July 7, 2014 at 7:00PM by N.Czech. Seconded by N.Czech. Motion passed (5:0)

**8:05PM Abutting town Notices**

**8:07PM Interest Allocation Report May 2014**

**8:10PM Minutes**

April 14, 2014

Motion was made to accept minutes as amended by N.Czech. Seconded by A.Golas. Motion passed (3:0:2) Burns, Skowyra

April 28, 2014

Motion was made to accept minutes by N.Czech. Seconded by A.Golas. Motion passed (4:0:1) Burns

May 19, 2014

Motion was made to accept minutes by N.Czech. Seconded by K.Burns. Motion passed (5:0)

**8:15PM Knox Pond Construction Report #79**

Motion to acknowledge receipt made by N.Czech. Seconded by A.Golas. Motion passed (5:0)

**8:16PM Discussion on 4 Family on North Street**

Inquiries came in about 13-17 North Street regarding bringing it back to a 4 family from a 3 family, which it currently is now. Research was done, and it was established that although it may have been a 4 family originally, it was done so illegally and public record has never shown the structure to be anything other than a 3 family.

**Next Meeting Date:**

July 7, 2014 & July 21, 2014 (public hearing for medical marijuana)

**Board Member Update:**

Congratulations goes to Tom and Kathy for their recent re-election

**Adjournment:**

Motion to adjourn was made by T.Skowrya. Seconded by N.Czech. Motion passed (5:0)

**II Old Business**

**9:20 PM Medical Marijuana Ordinances**

There was discussion on the finalization before sending it off for approval from the attorneys at Mirick O'Connell. The Board recommended adding language Industrial parcels with 5 acres or more.

**III Adjournment**

**9:30PM**

Motion to Adjourn was made by N.Czech. Seconded by T.Skowrya. Motion passed (5:0)

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Andrew M. Golas, clerk