

Palmer Planning Board
Planning Board Meeting Minutes
Monday, June 27th, 2022

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:01PM on Monday, June 6th 2022, in the Town Hall Meeting Room. Chairman Mike Marciniac, Vice Chair Norm Czech, Clerk Kathy Burns and member Jeff Florence (attending via Zoom) were present. Member Tom Skowyra was absent. Also present were Town Planner, Linda Leduc, and Senior Clerk Rebekah Wright recording minutes.

II. Public Hearing:

7:00pm-Vartanian Custom Cabinets- Site Plan Approval

7:20pm- JJC Materials: Special Permit- Continued from 4/4/22, 5/2/22 and 6/6/22:

7:30pm- Palmer Paving- Special Permit- Continued from 4/4/22, 5/2/22 and 6/6/22:

7:45pm- JT Brown- Special Permit: Continued from 5/2/22 and 6/6/22:

8:00 pm – RDL- Special Permit: Continued from 5/2/22 and 6/6/22:

8:10pm- 1186 & 1190 Thorndike St- Special Permit Continued from 6/6/22:

II. New Business:

- Chapter 61A-Palmer St- converting to solar use
- Dollar General Stormwater Bond
- Silver Therapeutics Lumen Plan
- Liberty Plaza request for ANR withdrawal
- Meeting Minutes:5/2/22 & 6/6/22
- Abutting Town Notices
- Interest Allocation Report

Old Business:

Board Member Comments:

Town Planner Update:

Next Meeting Date: 7/11/22

II. Public Hearing:

7:00pm-Vartanian Custom Cabinets- Site Plan Approval

M. Marciniac opened the hearing at 7:01pm.

Senior Clerk R. Wright read the public hearing notice.

Don Frydryk of Sherman & Frydryk was present on behalf of the applicant. Aram and Lisa Vartanian were present as well.

D. Frydryk went over the plan. He stated that a 6,300 sqft addition is proposed to make the total square footage of the building 20,500sq ft. He said that the initially submitted plan called for 13 additional spaces to be constructed, however it can be lowered to about 5. He stated they are proposing an infiltration basin at the front of the site. He then stated that water service for sprinklers is off Second Street.

Traffic was then brought up.

A. Vartanian stated that traffic is actually being lessened due to the business doing more bulk deliveries, meaning less customers coming on site.
Chairman M. Marciniac asked if the existing tree line will be remaining.
D. Frydryk stated that the tree line along basin will come down.
L. Leduc asked if any new landscaping/plantings are being proposed. After brief discussion it was stated that the tree line can remain.
M. Marciniac stated that there has to be an attempt made to refrain sound from escaping the property.
A. Vartanian stated that he met with Board of Health many years ago after getting sound complaints, and he mitigated sound with landscaping and has since gotten no complaints. He also stated he doesn't want to remove any buffers on site.
John Furman of vhb went over his memo dated 6/21/22
M. Marciniac asked how many employees are there.
A. Vartanian stated 15 currently with no new proposed employees.
There was then discussion regarding parking.
It was discussed that state code for Stormwater basins are a slope of 3:1 whereas the Stormwater Regulations are a 4:1 slope. The Board could waive strict compliance to allow the 3:1 slope. It was mentioned that if the parking was reduced, it will reduce the size of the Stormwater basin.
He stated that the 25-50 year storm calculations will change when basin size changes.
J. Furman finished going over his memo.

The waivers being requested are:
145.2.b Erosion and Sediment Control Plan
145-5 Full TV inspection of Stormwater
Title 5 Soil Evaluation (Percolation Test)
145.8.4.d Slope of detention basin 4:1 to 3:1

K Burns motioned to approve the requested waivers. J. Florence seconded. Motion passed 4-0 via roll call vote.

N. Czech motioned to continue the hearing 7/11/22 at 7:00. K. Burns seconded. Motion passed 4-0 via roll call vote.

7:20pm- JJC Materials: Special Permit- Continued from 4/4/22, 5/2/22 and 6/6/22:

Chairman M. Marciniac opened the hearing. L. Leduc read letter addressed to the Board formally requesting a continuance to the next meeting.

The meeting has been continued to 7/11/22 at 7:10pm via roll call vote 4:0.

7:30pm- Palmer Paving- Special Permit- Continued from 4/4/22, 5/2/22 and 6/6/22:

M. Marciniac opened the hearing.

J. Furman went over third review memo dated 6/22/22.

L. Leduc stated the updated bond was received 6/7/22 via email.

M. Marciniac asked the board if they had any questions.

N. Czech motioned to grant the Site Plan Approval, seconded by J. Florence. The motion passed 4:0 via roll call vote.

N. Czech motioned to grant the Stormwater Permit, seconded by J. Florence. The motion passed 4:0 via roll call vote.

7:45pm- JT Brown- Special Permit: Continued from 5/2/22 and 6/6/22:

M. Marciniac opened the hearing.

J. Furman went over second review memo dated 6/22/22.

Waivers being requested are:

11.7.i Soil Borings

171.29.4.h separate landscape plan

M. Marciniac stated that a condition for the permit is that the applicant is responsible for notifying all the drivers to maintain a 5mph speed limit at all times.

N. Czech motioned to grant the waivers, seconded by K. Burns. The motion passed 4:0 via roll call vote.

N. Czech motioned to grant the Special Permit, Site Plan Approval and Stormwater Permit, seconded by J. Florence. The motion passed 4:0 via roll call vote.

8:00 pm – RDL- Special Permit: Continued from 5/2/22 and 6/6/22:

D. Frydryk of Sherman and Frydryk went over his review dated 5/27/22.

J. Furman of vhb went over review dated 6/9/22

It was noted that invasive species removal is being continued.

Waivers being requested are:

11.7.i Borings

171.29.4.h Separate Landscape Plan

11.8.2 50' Buffer Requirements

N. Czech motioned to grant the waivers, seconded by K. Burns. The motion passed 4:0 via roll call vote.

N. Czech motioned to grant the Special Permit, Site Plan Approval and Stormwater Permit, seconded by K. Burns. The motion passed 4:0 via roll call vote.

8:10pm- 1186 & 1190 Thorndike St- Special Permit Continued from 6/6/22:

M. Marciniac opened the hearing.

Jake Modestow, PE from Stonefield Engineering present on behalf of the applicant, introduced himself to the board again. Also present were Diana Lizak and Brenda Biscnewski (realtor)

J. Modestow went over sanitary and Stormwater connections. He stated that water will connect via gravity.

He then stated that the landscaping plan shows what is to be expected upon phase 2, along the west buffer.

He stated the traffic study provided was for both phase 1 and phase 2. The traffic turning concept plan was submitted 6/27/22.

M. Marciniac brought up the fact that the Town submitted a grant request to replace the siphon on the sewer line on Thorndike St, which if granted would affect this project. As a condition in the

permit the applicant must work with the DPW on roadway improvements subject to the sewer line improvements. Also, plantings must be placed along border between phase 1 and 2 to block view of phase 2 if no application for phase 2 has been submitted by April 2023.

J. Furman went over memo dated 6/23/22.

M. Marciniac asked the anticipated timeline for the project.

J. Modestow stated they hope to break ground in September.

N. Czech motioned to grant the Special Permit (for drive through), seconded by K. Burns. The motion passed 4:0 via roll call vote.

N. Czech motioned to grant the Site Plan Approval and Stormwater Permit, seconded by K. Burns. The motion passed 4:0 via roll call vote.

Chapter 61A-Palmer St- converting to solar use

N. Czech made a motion that the Board not exercise right of first refusal. K Burns seconded. The motion passed 4:0 via roll call vote.

Dollar General Stormwater Bond

L. Leduc informed the Board Dollar General is wanting the bond released back to them. The issue is that the site is completely unkempt and just a huge mess. Photos of the site visit were provided to the Board for their viewing.

Silver Therapeutics Lumen Plan- Minor Amendment

L. Leduc stated they are wanting to add two standard lights as the wall packs are not sufficient.

N. Czech made a motion to approve the minor amendment. K Burns seconded. The motion passed 4:0 via roll call vote.

Liberty Plaza request for ANR withdrawal

N. Czech made a motion to approve withdrawal of the ANR. K Burns seconded. The motion passed 4:0 via roll call vote.

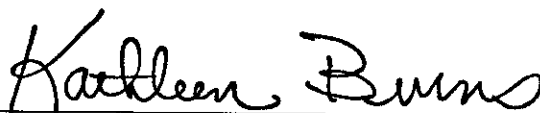
Meeting Minutes: 5/2/22 & 6/6/22

K. Burns made a motion to approve both sets of minutes. J. Florence seconded. The motion passed 4:0 via roll call vote.

Next meeting date is scheduled for 7/11/22.

Adjournment

A motion to adjourn the meeting at 9:30pm was made by K. Burns seconded by J. Florence. The motion passed 4:0 via roll call vote.



Kathleen Burns, Clerk