

Palmer Planning Board

Planning Board Meeting Minutes

Monday, June 2, 2014

I Call to order

Chairman Michael Marciniak called the meeting to order at 7:05PM on Monday, June 2, 2014 in the Planning Department office. Present were members Norman Czech, Thomas Skowrya, Kathleen Burn and Andrew Golas. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

I New Business

Public Hearings

7:05PM Family First Bank/Sign Techniques, 361 Chicopee Street, Chicopee, MA 01013, is seeking a Special Permit as required by section 171.94 B (4) [13] to install a projecting wall sign in the VC II District, at the property located on 2060 Main Street, Three Rivers, Palmer and also known as Assessors Map 70, Lot 97 .

No one was present representing applicant, so hearing was tabled.

Motion to table hearing until applicant arrived made by K.Burns. Seconded by N.Czech. Motion passed (5:0)

7:10PM Abutting Town Notices

Abutting town notices from the previous month were distributed.

7:15PM Nathan & Holly Olson, of 43 French Drive, Palmer, MA, are seeking a Finding under section 171.83 for reconstruction after destruction of a pre-existing, non- conforming structure on the property located at 7 Smith Street, Palmer, MA. The applicant is proposing to demolish the existing home and reconstruct a new, single family home. This parcel is also known as Assessor's Map 68, Parcel 18.

Present were applicant Nathan and Holly Olson, of 43 French Drive. Applicant is proposing to demolish an old single family home that the applicant alleged had several piece meal additions added to, and reconstruct a new, single family, two story home in its place.

The applicant stated that the current home is not in any shape to putting any more additions onto it. It has fallen into disrepair and much of the structure is not up to building code.

The applicant stated that the new home will be on existing footprint, with the exception of a jut in of an 11' x 14' section on the northeast corner to be added to foundation. The driveway is on Smith Street.

The Board inquired as to whether or not the house was a single family at this time, and if it was one story or two. Mr. Olson described it to be a one story, single family house. The new house, although two story, has a walk out lower level, and is not any higher and does not obstruct any other neighbor's view.

It was stated that a neighbor called the planning office on the morning of June 2, 2014 and spoke with N.Parker. An abutter, Helen Kiel, of 16 French Drive, stated that she was very much in favor of the project. Also, Steve Dykstra, President of the lake association, was also in favor of the project.

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

7:32PM Peterson Road Solar, LLC, is seeking Site Plan Approval as required by section 171.29 and 171.126 to install one 3.4 MW (DC) ground-mounted photovoltaic systems at the property located at the Mason Street Turnaround, Peterson Road, Palmer MA. This parcel is also known as Assessors Map 15, Lot 7.

Present representing applicants were Anthony Wonseski, P.E, of SVE Engineering, Chris Clark, of Nexamp, Charlie Roberts, Project Manager, and land owners, James Siegel and David Siegel.

Mr. Wonseski introduced the project, located on 161 acres of land, on Peterson Road in Palmer, MA.

The land owners, James Siegel and David Siegel, will retain ownership. Peterson Road Solar will lease 38.5 acres. The applicant stated they will be requesting a waiver of perimeter survey.

It was noted that there are historic stone walls on site; however, none will be removed. Some non-historic walls will be removed. It is proposed that there is approximately 38 inches of top soil. The applicant proposes to clear 27 acres to construct the array. Inside fence line, all trees will be stumped. The rest will be just cleared for shading purposes, approximately 15.7 acres.

The Board inquired as to the status of the gate on Peterson Rd. and Country Lane. The owner, David Siegel, stated that due to so much illegal dumping local residents petitioned the town to erect the gate.

The existing gravel drive is sturdy. Anything not deemed sturdy will be repaired. There will be timber matting through all wetlands.

Three foot wide matting will be put down in between panels to help with erosion control. It was noted that the matting should disintegrate within a year. There will be a silt fence with waddles as the applicants prefer not to phase project.

Cut and fill is balanced. No material will be brought in or removed except for gravel for access road. All stockpiled topsoil will be spread back and seeded.

5 Waivers were requested:

1. Waive buffer access at north side of leased area.
2. 171.29 d2 survey parcel.
3. Landscape Plan
4. 145.53 (iii) Televising of underground piping.
5. 145-10 SW Performance Bond

J. Furman reviewed his report dated 5/16/2014.

He noted that the application was very thorough. The applicant is avoiding wetlands. There are some discrepancies in the agreement. Site control is not adequately proven. The lease agreement is unexecuted and dated December 2011. Expiration dates and terms have been darkened, therefore more information is needed.

It was noted that Geo Tech needed to submit a plan B if ledge is encountered. Project Manager Charlie Roberts explained that each hole will be pre-drilled so screws will be fine even in the event ledge is encountered.

J. Furman recommended financial surety was to be in the amount of \$100,000.00. with \$24,000.00 submitted the first year and \$4,000.00 every year after. Town Planner Linda Leduc recommended a bond form of surety.

There will be a 30 foot vegetative buffer around lease area except at north side adjacent to access road. Panel area will span 15.7 acres. Total leased area is 38.5 acres. Truck traffic will use Peterson Road, not Country Lane.

Overall, there were a few concerns, which included defining leased area; surveyed plan up to Peterson and Country Lane intersection; Stormwater Inspection Timeline (to be submitted at pre-construction meeting); Provide Drainage Manual; provide training to local emergency responders.

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

9:15PM North Brookfield Sign hearing resumed. There was no applicant or representative present.

There was a motion to continue the hearing to June 16, 2014 at 7:20PM made by N.Czech.
Seconded by T.Skowyra. 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.Skowyra. Motion passed (5:0)

Andrew M. Golas, clerk