

Palmer Planning Board

Planning Board Meeting Minutes

Monday, June 3, 2019

I. Call To Order

Chairman Michael Marciniac called the meeting to order at 7:02PM on Monday, June 3, 2019, in the Town Administrative Building, Planning Department Office. Present were members N. Czech, Paul Burns-Johnson, Kathy Burns and Tom Skowrya. Also present, Town Planner Linda Leduc and Gillian Davis recording minutes.

II. Old Business

7:00pm Quaker Lane, Breton Estates Subdivision

Don Frydryk of Sherman & Frydryk, LLC, Land Surveying and Engineering was present on behalf of Paul Les and Ray Breton, also present.

John Furman of vhb, was present on behalf of the Planning Board.

D. Frydryk reviewed his response memo dated May 30, 2019, in response to the Planning Board letter dated April 8, 2019, addressing the areas that experienced removal and the type of material that was removed during over excavation.

D. Frydryk addressed, in February 2019, the operator believed all areas of perceived hazardous situations and safety issues had been addressed. He continued, a site visit is requested to review the status of the site, discuss the completion bond, and discuss the planned operations to complete the construction.

D. Frydryk next addressed, additional removal was completed for the construction of temporary erosion control basins and some was removed, if the quality of material was adequate, to use in the areas of the roadway which had inferior material below the roadway subgrade. The operator felt this would create a better subgrade for the roadway base and pavement.

D. Frydryk explained, the operator felt that the majority of the “quality” material that was removed in any over excavated areas was used on site in the areas of the roadway base. If any of this material was removed from the site, it could have been from the sediment basin areas, and was transported to a material processing site in another Town. No processing of material takes place on site.

D. Frydryk continued, the majority of the “lesser quality” material is coming from the westerly portion of the site near Flynt Street. The material is being removed for the construction of the roadway, drainage, and cut slopes for lot development.

M. Marciniac stated during the gravel inspections, John Furman, of vhb took some pictures of the site.

P. Les stated, the site is on schedule to finish. The roadway construction and loam and seed on site are set to be completed by August 1, 2019. He added, roughly three to four weeks until the pavement, binder and cement is complete. The stormwater structure is going in on June 4, 2019.

J. Furman suggested, prior to the binder going on the upper portion of the site, the pipes should be televised.

P. Les explained the Highway Superintendent has been on the site and monitoring every step of the way. All catch basins are closed off with cloth so no sediment can get in there.

J. Furman added, a considerable amount of work has been done to the site since the last inspection. He mentioned, if the Board grants the extension, to make a schedule because there might not be a need for a full year.

L. Leduc reviewed the discussion points and what needs to be done moving forward. The roadway, drainage structures and loam and seed, is said to be completed by October 1st, 2019. The board should conduct a site visit toward the end of October. A memo from D. Frydryk should be received in November to detail what else needs to be done with a completion bond.

L. Leduc added, there needs to be further research on what type of surety is in place, bond of covenant.

A motion to subscribe to dates and tasks to be complete was made by P. Burns-Johnson, seconded by T. Skowra. The motion passed (5:0).

Nexamp Solar, Breckenridge

Don Frydryk, Sherman and Frydryk LLC, was present on behalf of the applicant. Justin Kasunick was present on behalf of Nexamp Solar.

D. Frydryk explained to the Board that there are a few items on the approved site plan to discuss.

1. Improvements to the south side to control sediment conduit. Change would be started on the northern side and cross to the south and back to the north near the poles.
2. The upper portion of the site will have a reinforced swale, stabilized better with fabric and loam and seed.
3. Installation of permanent basins in areas of previous blow out.

D. Frydryk explained the location of the three proposed permanent basins.

The Board has issues with the two proposed basins being located within the buffer areas.

J. Furman questioned if the basin at the end of the road is within the open space. Further calculation of open space is needed to confirm.

D. Frydryk will design basins as long and narrow as possible to work around interference of the buffer zones.

M. Marciniac explained to D. Frydryk that once the basins are designed, the Board can do a site visit.

L. Leduc recapped the next steps which are, realignment of the conduit, reinforce swale, and design basins with as little impact to buffer as possible.

A motion to approve the minor Amendment as discussed was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

Borrego Solar – River Street

Steve Long of Borrego Solar, was present.

S. Long went over new basin design. The basin proposed near the road is bigger, deeper, and wraps around the northeast side of the project.

S. Long explained, west side of the road is swaled with catch basins that travel under the road and into the catch basin. A stone trench is to be installed throughout the entire trench, which will be below the frost line. A swale along the west side of the road will direct water to catch basin.

S. Long added, Borrego will also de-compact between the panels and re-seed so it should help with infiltration.

There was discussion regarding DEP standards and storm events and bond agreements.

L. Leduc stated S. Long should send two copies of updated plans and bond.

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

Lot Consolidation Plan – Larry Ochs, 11 Cheney Street

M. Marciniac went over the Lot Consolidation Plan with the Board and explained the applicant wants to build a garage on his property.

A motion to approve the Lot Consolidation Plan for 11 Cheney Street, was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

FEMA Letter – Floodplain Mapping Update in Chicopee Watershed

L. Leduc explained a letter from FEMA has been submitted to the Town to inform that there may be field surveying activities within our community.

A motion to acknowledge receipt was made by K. Burns, seconded by P. Burns-Johnson. The motion passed (5:0).

Meeting Minutes – May 20, 2019

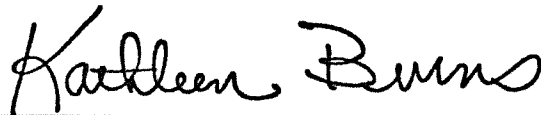
A motion to approve the meeting minutes from May 20, 2019, as amended was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

Town Planner Update

L. Leduc distributed a court case to the Board for information. Bellalta v. Zoning Board of Appeals of Brookline, 481 Mass. 72 (2019) (IMQ).

V. Adjournment

A motion to adjourn at 8:26 pm was made by T. Skowrya, seconded by N. Czech. The motion passed (5:0).

A handwritten signature in cursive script that reads "Kathleen Burns". The signature is written in black ink and is positioned above a horizontal line.

Kathleen Burns, Clerk