

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, June 6, 2016

### **I Call to order**

Chairman Michael Marciniak called the meeting to order at 7:00PM on Monday, June 6, 2016 in the Town Administration Building Meeting Room. Present were Kathleen Burn, Norman Czech and Andrew Golas. Thomas Skowyra was absent. Also present was Town Planner, Linda Leduc, recording minutes.

*7:08 T. Skowyra joined meeting*

### **II New Business**

#### **Site Plan Waiver; Beacon Communities**

Present representing Beacon Communities was Emily Bouton.

It was communicated to the Board that the only work being done regarding the waiver are accessible units to accommodate ADA accessibility. All other site improvements are referenced in a letter sent on May 11, 2016 for a Finding application to be reviewed on June 27, 2016.

Ms. Bouton stated that there are 26 buildings total.

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

#### **Minor Site Plan Amendment, Palmer Auto Mall**

A letter was submitted from Rick's auto Body, dated March 9, 2016. The request is to have a satellite location for the Springfield Rick's Auto Body where there would be no vehicles staying for any length of time, and that it would just be to appraise and then take to the Springfield location.

It was stated by the Board that the site plan submitted needs to be adhered by, such as dumpster location. It was also noted that the site is conforming with the plan and must stay in compliance.

Motion was made to approve minor site plan by A.Golas. Seconded by N.Czech. Motion passed (5:0)

#### **SANR 14 French Drive**

Parcels 50A, 51A, & 52D to be conveyed to adjoining owners.

Motion was made to approve SANR by N.Czech. Seconded by A.Golas. Motion passed (5:0)

RB Enterprises; Quaker Lane subdivision

It was stated that after the last meeting with the discussion over the earth material processing, the Board had decided to proceed with having VHB conduct a review due to lack of completion or any substantial work done on the project.

Motion was made by N.Czech to request a review be conducted by VHB by N.Czech. Seconded by A.Golas. Motion passed (5:0)

JT Brown

The Board was in receipt of a letter sent by the Board on May 23, 2016 regarding the need for them to apply for a new special permit. It was noted that L.Leduc will follow up with a call to Jason Brown.

MOA for PMP

Memorandum of Agreement was signed by Fred Ferguson, manager of Palmer Motorsports Park on May 24, 2016 and submitted to the Board. Attorney Chris Heep made changes to the agreement on June 6, 2016. The Board discussed the changes and Atty. Heep's email regarding changes, specifically, # 9 & #12 and exhibits.

Motion was made to accept recommendations for changes by N.Czech. Seconded by A.Golas. Motion passed (5:0)

The Board then allowed members of the public to speak.

Bob Saggawitz, of 1 Sunset Lane in Ware, and stated that the wind makes the sound change dramatically at certain times.

Marc Nutter asked whether Cease and Desist was ordered. The Board stated that a letter was written from the Board, nit a Cease and Desist from the Zoning Enforcement Officer.

Brad Minor of Town Farm Road asked whether fabric will be installed along an area that faces his house. The Board does not have that information.

Brian Jyringi of West Ware Road inquired as to the next step if the fabric doesn't work.

The Board stated that other suggestions have been made to the track owners regarding second options.

## **V Adjournment**

Motion was made to adjourn at 9:00PM by N.Czech.. Seconded by A.Golas. Motion passed (5:0)

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Andrew M. Golas, Clerk