

Palmer Planning Board

Planning Board Meeting Minutes

Monday, March 21, 2016

I Call to order

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, March 21, 2016 in the Town Administration Building Meeting Room. Present were Norman Czech, Kathleen Burns and Thomas Skowyra and Andrew Golas. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Public Hearing Continued from March 7, 2016

JJC Materials, Earth Removal Operation

The applicant, JJC Materials, Inc. is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove earth materials from the property located off Park Street and East Palmer Park Drive, Depot Village, also known as Assessor's Map 7 Lot 13.

A letter was submitted by the applicant dated March 21, 2016 requesting a continuance to the next available agenda.

Motion was made to acknowledge receipt by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Motion was made to continue hearing to April 18, 2016 at 7:00PM by N.Czech. Seconded by A.Golas. Motion passed (5:0)

Site Plan Waiver, Paul Les/Flamingo Motor Sports

Applicant is requesting to construct a 24' X 60' for equipment and incoming inventory. The addition will not increase the 25% threshold.

Motion was made to ratify the waiver by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

SANR Mass Fisheries and Wildlife

Same plan as approved at the meeting on March 7, 2016. There was a notation left out on the previous plan. It has been corrected and new needs to be approved.

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

Extension letter; Junction Variety

A letter was submitted from Terrence Reynolds, of T.Reynolds Engineering, dated March 16, 2016 requesting an extension on the Junction Variety Site Plan Approval. The Board discussed the fact that there has been some site work and other minimal work ongoing. The Board decided that a letter be sent back acknowledging that their Approval is in force, as it has been exercising their rights approved in the decision.

Motion was made to write a letter back by N.Czech. Seconded by K.Burns. Motion passed (5:0)

Letter from Mass DOT regarding the catch basin on 1294 Ware Street

A letter was copied to the Planning Board regarding stormwater being discharged on to 1294 Ware Street from the state highway. Mass DOT stated that the approval was never allowed and measures need to be taken by land owner to redirect the water.

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

Knox Pond Construction Report #101

Motion was made to acknowledge receipt by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Interest Allocation Report February 2016

Motion was made to acknowledge receipt by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Continuance, Beaumont Solar, Inc. Continued from March 7, 2016

Present representing applicant was Frank Bicchier from Bertin Engineering and spoke about the revisions and comments back from VHB.

A landscaping plan was included in the revision that consisted of arborvitaes and white pines staggered around the perimeter.

A financial surety in the amount of \$60,000.00 was agreed on by the Planning Board and imposed as the amount required and was agreed upon with the applicant.

A \$5,000.00 Stormwater guarantee is required and will be held for a period of five years. It was also stated that the Operation and Maintenance Agreement needs to be drawn and recorded and submitted to the Board. Inspection dates also need to be provided. A waiver of the televising of the stormwater system was recommended.

It was relayed by the Board that the pole locations need to be specified and adhered to as on the approved plans.

The Board opened the comments up to the public.

Peg Harrison, unknown address, stated she wished the project was not going to be approved. She stated that there is no benefit to the immediate neighbors of the project.

It was stated that all residential properties that abut the project will be properly screened, and that no stormwater will flow off of property on to abutting properties. It was also stated that it is the owners' responsibility to clear sidewalks in the winter.

Motion was made to grant a waiver of the Stormwater system TV by N.Czech. Seconded by K.Burns. Motion passed (5:0)

Motion was made to grant Site Plan Approval with conditions by N.Czech. Seconded by A.Golas. Motion passed (5:0)

Motion was made to grant Stormwater permit by K.Burns. Seconded by N.Czech. Motion passed (5:0)

7:52 Mark Campbell, Campbell Golf Center, Continuance from December 7, 2015; December 28, 2015; January 25, 2016; February 2, 2016; March 7, 2016

Donald Frydryk, of Sherman and Frydryk Engineering was present representing applicant. Applicant, Mark Campbell, was also present to discuss the updates he has accomplished. He stated that he has not updated the plans and just wanted to informally discuss and brought in mini-golf design concept plans. There are no large structures on the plan nor are any above road elevation. They show a waterfall and 2 small ponds, which will be properly shielded for safety. The lighting shows downcast ornamental poles approximately 12-15 feet high.

D.Frydryk stated that the parking area has been reduced. The paving is still showing to be a financial obstacle. Considering this is a reuse, and not a new use, the Board stated that paving should be phased in. D. Frydryk stated that he will update the plans and identify and delineate the parking and where the paving will be.

A hooded catch basin will serve as an oil and water separator.

Motion was made to continue hearing to April 18, 2016 at 7:30PM by K.Burns. Seconded by A.Golas. Motion passed (5:0)

IV Adjournment

Motion was made to adjourn at 8:30PM by T.Skowyra. Seconded by N.Czech. Motion passed (5:0)

Andrew M. Golas, Clerk