

Palmer Planning Board

Planning Board Meeting Minutes

Monday, March 6, 2017

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, March 6, 2017 in the Town Administration Building Meeting Room. Present were Kathleen Burns, Norman Czech and Thomas Skowrya. Paul Burns-Johnson was absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Public Hearing: Earth Removal RB Enterprises, continued from February 27.

The applicant, RB Enterprises, 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 River Street, Depot Village, also known as Assessor's Map 30 Lot 12.

M.Marciniac went over the "Mullen Rule", under MGL C.39 section 23D, and the audio recording of the meeting and how it will apply to a member of the Board who was absent tonight.

Don Frydryk, of Sherman and Frydryk Engineering was present representing his client and applicant, Raymond Breton, and reviewed the project.

He explained that it is a 3 year plan with 3, 5 acre cells in the project. Altogether the parcel encompasses 184 acres. The project proposes to take out approximately 125 thousand cubic yards per year, with overall volume to be removed at 2.8 million cubic yards. There are approximately 24 truck trips per day, entering and exiting from Robinson Road on to Rt. 67, or Boston Rd to points south and east of the site. There are a total of 12 soil borings. The overall grading will be in preparation for a future subdivision.

It was stated by the Town Planner, L.Leduc, that after all of the calculations it will take approximately 22 years to excavate the whole site.

John Furman, of vhb engineering, was present representing the Town and reviewed his Special comments, dated February 20, 2017

Two waivers were requested: 11.7.i, test bits and borings, and 11.8.2 b, 50'buffer requirement. J.Furman stated that all the wells should be in the operating area, and therefore does not support a waiver. He also stated more information is necessary regarding top soil and buffer information. It was recommended that a hydrology study be done of the parcel.

It was also state that lot consolidation has not been provided. D.Frydryk stated there is a purchase and sale agreement pending approval of project.

There are several outstanding issues that need to be addressed. The amount of top soil being removed was not specific and needs to be provided. There are other aspects of the review to take in to consideration, such as traffic, the integrity of Robinson Rd, and a vibration sound study. Operating hours have been modified to specify vehicles not idling for 30 minutes in the morning. A bond or letter of credit needs to be provided along with a holds harmless agreement.

Work proposed seems to be very close to wetlands. Stormwater inspections will occur 3 times per year. Operation and Maintenance Agreement needs to be revised, and a bond of \$2,500.00 needs to be submitted. Final grading will require more excavation and regrading.

Vhb also submitted a traffic review from Juliet Locke, dated February 13, 2017. There are recommendations in the report.

The scenic road designation was considered, and a safety study is required. Crash data is needed along with improvements at the Rt 67/Robinson Rd intersection. The driveway width also seems to be narrow. A full study is recommended to fully understand impacts.

Two letters of correspondence were received. One from abutter Mr. And Mrs. Szlachetka, of 128 Boston Rd. and one from Conservation Agent, Angela Pannaccione.

Motion was made to acknowledge receipt of correspondence by N.Czech. Seconded by T.Skowyra. Motion passed (4:0)

M.Marciniec opened the comment up to the public. There were several members of the public and attendance was taken. (attached)

There were several concerns, stating the road is very narrow and not wide enough for 2 vehicles to pass, there is no shoulder on Robinson Road, many curves and blind spots, safety concerns and quality of life issues with dump trucks up and down the street all day long. It wa also noted that there are excessively high speeds on Route 67, and the road itself is not in good condition. It was also noted that there are shallow wells on the site providing water to abutting parcels.

Motion was made to continue hearing to April 10, 2017 by T.Skowyra. Seconded by N.Czech. Motion passed (4:0)

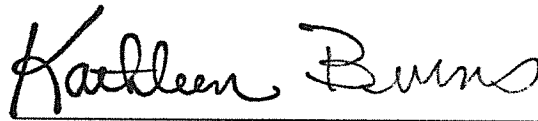
Abutting Town Notices

A Monson notice was brought to the Board's attention regarding a new application on Hovey Road. There is an application for earth removal. The Board has concerns over truck routes and the general operation of the proposed project.

A motion was made to send letter to Monson ZBA requesting more information by N.Czech. Seconded by T.Skowyra. Motion passed (4:0)

III Adjournment

Motion was made to adjourn at 8:50PM by K.Burns. Seconded by T.Skowyra. Motion passed (4:0)

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

SIGN IN SHEET MARCH 6, 2017

Robinson Rd Earth Removal Application

Name

Address

Jeff Wink	104 BOSTON RD RT 67
Candy Kindsa	104 BOSTON R RT 67
Sandra NICHOLS	2 Robinson Rd
Doree NICHOLS	2 Robinson Rd
Edward Holachetta	128 Boston Rd
Edward Holachetta	128 Boston Rd
Kevin Olson Langin	26 Robinson Rd
Wayne Langin	24 Robinson Rd
Sylvia Papp	82 Boston Rd
John Papp	82 Boston Rd
Susan C Sawyer	232 Thompson Rd.
Michael Korge	232 Thompson St
Ed Kott (Kott 1001 2)	53 Church St apt 1 Way, Ma
Est Conalley	121 Mason St
Mell Suhl	23 Robinson Rd
Heather Wyntepex	17 Robinson Rd Palmer
Wanda	5 Robinson Rd Palmer
Sybil Langin	5 Robinson Rd Palmer