

Palmer Planning Board

Planning Board Meeting Minutes

Monday, March 7, 2016

I Call to order

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

II New Business

Public Hearing

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. N.Parker read public Hearing notice.

Present was the applicant, Janet Callahan.

The Board stated that this project has always been a very clean project and the applicant is very responsive and attentive to the project.

Present representing the town was John Furman, of Vanasse, Hangin, & Brustlin. He went over his review dated March 7, 2016, where he first stated that review has been conducted on this site for the last four years through quarterly inspections, and collection of fees and required documents, noting it is a well-managed site, and applicant readily addresses issues.

J.Furman stated that the property plan needs updating to reflect additional property added in 2010. The recommendation was to get an updated abutter list, ask for waivers of the landscape plan, and of a locus map. He stated that the plan lacks close out information and to add that to the plan. He stated borings need to be submitted, along with other updates to the plans.

Ms. Callahan stated that she understood everything that was needed from her to proceed and asked to be put on a future agenda to continue. She stated that she would make all of the corrections and submit all of the missing material at or before the next meeting she is put on.

Motion was made to continue hearing to March 21st, 2016 at 7:00PM by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

7:40PM Public Hearing: Beaumont Solar

The applicant, Beaumont Solar Company, is seeking Site Plan Approval as required by section 171.29 and 171.126 to install one .765 MW ground-mounted photovoltaic system at the property located at 100 Ware Street, Palmer MA. This parcel is also known as Assessors Map 19, Lot 22 . N.Parker read the public hearing notice.

Present was a representative from the applicant, Bertin Engineering, , Frank Bicchier, and prospective owner, Phil Cavallo, CEO of Beaumont Solar.

Mr. Bicchier introduced the project and explained that the parcel is approximately 5 acres in size on the north side of Ware Street. He stated there is already a curb cut permit in place from the Mass Department of Transportation. He stated the project will be surrounded by a chain link fence. No new impervious surface will be required. The coverage of the project will result in approximately 48% coverage.

John Furman, of Vanasse, Hangin, & Brustlin Engineering, representing the Town, was present and went over his review dated March 7, 2016.

Early plans had shown almost the entire site being covered in panels. The applicant was notified that a 50 % coverage is allowed, and reduced the panel size to less than 50%. The revised existing conditions plan has an ALTA survey.

A landscaping plan was not provided. It was stated that there needs to be a buffer between business and residential parcels. The applicant will submit a landscaping plan that complies with the ordinance.

It was stated that site control needs to be submitted. It was also stated that contractor lay down areas need to be identified on the plan.

The utilities and inverters have been moved as to not be so close to the residences. The applicants stated that the inverters have fuse switchgear which makes them silent.

Traffic counts were not included. It was stated that the site is balanced, and no removal will be necessary. It was stated that an interconnection agreement was accepted and under review, although not approved yet because of the net metering cap.

VHB Stormwater memo dated March 7, 2016 was reviewed.

VHB recommended a waiver of TV of the Stormwater system. Stormwater Inspection dates need to be provided.

It was recommended to have an extension of the swale to direct more stormwater into the basin. It was stated that soil testing needs to be done to verify the high groundwater levels and infiltration rates.

An operation and maintenance agreement needs to be provided as well as a stormwater guarantee in the amount of \$5,000.00 that will be kept by the town for a period of 5 years.

The Board then asked the public if they had any comment.

Bob Helliwell, of 22 Cyd Allen Street stated that there was a lot of erosion coming off of the hill and on to his property. Mr. Bicchier stated that an erosion control blanket will be placed on the hill and then it will be loamed and seeded to avoid any runoff onto adjacent properties.

Peg Harrison, who did not state her address, inquired as to what benefit it was to the Town. The Board stated that the tax revenue would be the town's benefit.

Bob Willis, of 82 Ware Street, inquired about the secondary gate which would be used for emergency purpose only.

Motion was made to continue to March 21, 2016 at 7:30PM by N.Czech. Seconded by A.Golas. Motino passed (5:0)

Mark Campbell, Campbell Golf Center Continued from December 7, 2015, December 28, 2015 and January 25, 2016.

The applicant, Mark Campbell, is seeking a Special Permit and Site Plan Approval as required by sections 171.28, 171.55 and 171.29, for the construction of a mini golf course and associated site improvements located at Ware Street (Route 32), Palmer MA. This parcel is also known as Assessors Map 42, Lot 2-1.

A letter from the applicant's engineer, Sherman and Frydryk, dated March 3, 2016 was sent requesting a continuance.

Motion was made to continue hearing to March 21, 2016 at 7:45PM by A.Golas. Seconded by N.Czech. Motion passed (5:0)

Michael's Party Rental, Minor amendment

Present was the applicant, and owner of Michael's Party Rental's, Michael Linton.

Mr. Linton submitted plans to the Board that consisted of existing conditions and proposed conditions. Mr. Linton went over what his business is and how he will utilize the parcel. He stated that the parking was for his employees and his commercial trucks. He also stated that he was aware

that he needs to get a sign permit through the Building Inspector and provide a chemical list/hazardous materials list to the WWTP Director.

Motion was made to approve the minor amendment by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

SANR- Pikul- Flynt Street

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

SANR Baldyga 1366-1368 Park Street

Mr. Baldyga was seeking to split off a 3 family from the larger lot where he is building a building for an auto body business.

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

SANR Mass Wildlife/Fish and Game

Mass Division of fisheries and wildlife is leaving a small area that has been contaminated over the years with lead from the shooting range.

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

III Board Member Comments:

The Board was reminded that the Town Council will be holding a public hearing on the Park Street zone change on Monday, March 14th. It was stated that considering the Board voted to not recommend the zone change, it is recommended that the Board attend the meeting in the event the Counselors have any questions.

IV Adjournment

Motion was made to adjourn at 8:02PM by T.Skowyra. Seconded by K.Burns. Motion passed (5:0)

Andrew M. Golas, Clerk