

Palmer Planning Board

Planning Board Meeting Minutes

Monday, May 16, 2016

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, May 16, 2016 in the Town Administration Building Meeting Room. Present were Kathleen Burns, Tom Skowyra, Norman Czech and Andrew Golas. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Minutes:

April 25, 2016

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

May 2, 2016

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

7:00 PM Public Hearing; Palmer Historical and Cultural Center (PHCC) sign

The applicant, PHCC, Inc. of 2072 Main Street, Three Rivers, MA, is seeking a Finding under section 171.83Q for reconstruction after destruction of a pre-existing, non-conforming sign on the property located at 2072 Main Street Three Rivers, Palmer, MA. The applicant is proposing to demolish the existing ground sign that is parallel to the street and install a new, larger ground sign which would be perpendicular to the street. This parcel is also known as Assessor's Map 70, Parcel 99.

N.Parker read the public hearing notice.

Present were representatives from PHCC, John Sasur & Bob Haveles.

Mr. Sasur stated that the PHCC feels that getting a sign to sit perpendicular to the street will give more visibility along the street. The proposed sign will be 19.3 square feet and will sit back 4' from the retaining wall. The applicant also proposes to have small informational signs hang from permanent sign occasionally. The sign is proposed to be lighted from the ground below.

Motion was made to approve sign and not to exceed 20 square feet by N.Czech. Seconded by A.Golas. Motion passed (5:0)

7:30PM Mark Campbell, Golf Center

Continued from December 7, 2015; December 28, 2015, January 25, 2016; March 21, 2016, April 25, 2016

Present representing applicant was his engineer Donald Frydryk, of Sherman and Frydryk Engineering. He reviewed his changes. As recommended at the last meeting, the drive is proposed to be paved within one year, the parking is reduced to 32 spaces, which is for 46 people total on site at any one time.

J.Furman went over his Site Plan and Stormwater review dated May 16, 2016.

It was noted that ADA parking needs to be included on the plan. The smartest place to put it was recommended near the mini golf area. Exterior elevations are also required as a condition since the club house is proposed to be relocated, as well as a narrative describing building.

The lighting on proposed plan is downcast and facing away from the street. The location and heights need to be added to plan

It was discussed that since this is more of a redevelopment and not a new development, one of the conditions is a Stormwater Guarantee can be waived if the applicant can provide a documentation that the final Stormwater system inspection has been completed before the Certificate of Occupancy permit is issued.

Conditions of approval also are recommended to include the classification of the well; the current temporary sign needs to be moved; inspection dates; location of stockpiles

Five waivers were requested: 2 site plan- 1. Landscape and 2. Datum.

Stormwater waivers requested were Separate Sediment and erosion control plan, Stormwater Inspections and Infiltration capacity by a soil evaluator.

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

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

Motion was made to grant Special Permit by N.Czech. Seconded by A.Golas. Motion passed (5:0)

Motion was made to grant Stormwater Permit by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Minor Site Plan Amendment, Carmine Capua, Main Street Three Rivers

The applicant submitted amended plans to add a take-out window near the side entrance. The applicant stated that the restaurant is not viable enough to stay completely open and would like to try and start small with a take-out window and hopes to build on that.

It was stated that the building inspector recommended a minor site plan amendment. There is a window currently on the side that is not in use.

The Board had concerns over potential parking issues along Lariviere. It was recommended that no parking signs be erected for safety purposes.

Motion was made to approve minor site plan amendment by N.Czech. Seconded by T.Skowyra. Motion passed (4:1:0) Burns

First Interim Gravel Inspection Reports

John Furman, of Vanasse, Hangin & Brustlin, (VHB), went over his reviews dated May 16, 2016

Palmer Paving

It was stated that this operation is the most active of all of the gravel operations in Town. It was relayed that there was extensive amount of removal in a large area that has a well graded slope and it has been cut and top soil has been spread. Work has started and continues on the abutters property. It was stated that this is a well maintained site.

JJC Materials

The roadway has been relocated as shown on current site plan application. It was stated that this is well maintained site. Some excavation has been done.

RDL Associates

More removal has been done. It was observed that the boulder pile is getting larger. The detention basin is stable. It was recommended that the fence be repaired and put back up. It was also recommended to remove the invasive species.

RB Enterprises

It was observed that this is used for storage. There were several large equipment pieces on site. It was noted that these types of equipment are not used for excavation. There are also several piles of graded material on site.

Motion was made to acknowledge receipt of reports by A.Golas. Seconded by K.Burns. Motion passed (5:0)

SANR Kenneth Bell, Warren Street

Applicant is looking to acquire a small portion of abutting property for a well/septic system. All setbacks are still maintained.

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

SANR Fred Gralinski, Hill Street

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

Knox Pond Construction Report # 103

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

Interest Allocation Report April 2016

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

JT Browne

JT Browne's permit had expired. It was brought to the Board's attention that correspondence is necessary to send to them regarding informing them that the permit needs to be renewed or the bond will be called in.

Motion was made to send letter to JT Browne by N.Czech. Seconded by A.Golas. Motion passed (5:0)

RB Enterprises/ High Meadow

It was discussed that the completion date for this project has expired. An extension was never granted. The Board would like to see a current conditions plan and peer review.

Motion was made to send letter requesting peer review funds and plan by N.Czech. Seconded by A.Golas. Motion passed (5:0)

IV Board Member Comments

Zone change of zoning districts from the General Business District to the Highway Business District. Eight parcels are affected by this proposed zoning amendment, specifically 1315 Park Street (Map 56 Lot 90), 1313 Park Street (Map 56 Lot 89), 1307-1311 Park Street, (Map 56 Lot 88), 0 Park Street (Map 56 Lot 91), 0 Park Street (Map 56 Lot 92), Park Street, (Map 56 Lot 93), 2 Allen Street (Map 56 Lot 86), 4 Allen Street (Map 56 Lot 87) – Park Street

It was discussed that Planning Board will be the proponent of this zone change.

V Adjournment

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

Andrew M. Golas
Clerk