

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, May 2, 2016

### **I Call to order**

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, May 2, 2016 in the Town Administration Building Meeting Room. Present were Kathleen Burns, Tom Skowryra, Norman Czech and Andrew Golas. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

### **II New Business**

Continuance from March 7 & April 25

JJC Materials

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.

It was noted that although absent during the April 25, 2016 meeting, Andrew Golas and Norman Czech reviewed the minutes and have signed the Mullin Rule document required to participate.

The applicant submitted an official waiver of the Stormwater guarantee. L.Leduc explained that a stormwater guarantee is to provide assurance that the applicant can maintain all of their stormwater. In the case of ongoing gravel operations, it may be reasonable to waive and may not be applicable.

A motion was made to grant 3 waivers

1. Stormwater Guarantee
2. Separate erosion and sediment control plan
3. Separate landscape plan

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

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

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

### Barn Cat Invitation

An invitation from Debbie Kelder indicating a grand opening on Saturday, May 7, 2016 for her new business, Barn Cat, was distributed to the Board. It was stated that the grand opening will serve as her commencement for the Home Occupation special permit to be renewed in one year, or, May 7, 2017

MassDOT letter submitted to the Board regarding work being done on Rt. 67 for their information.

Minutes: April 4, 2016

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

### **III Town Planner Update**

Parking ordinance is in the process of being updated. L.Leduc stated that the state has distributed as well as Pioneer Valley Planning Commission assistance. Some of what they are looking to create or update are minimums and maximums, Low Impact Development, Stormwater and Landscaping.

There was also discussion over additions and relevant changes. This is an ongoing project.

Hazard Mitigation Committee

It was brought to the Board's attention that a public hearing on the ongoing efforts in updating the five year plan of the Hazard Mitigation Committee is scheduled for May 10, 2016 at 11:00AM .

### **IV Board Member Comments**

PMP Complaints

After lengthy discussion on obtaining the Memorandum of Agreement and other documentation the Board is supposed to have already received, it was decided that a letter recommending enforcement of the non-compliance of their permit be drawn up and sent to the applicant.

Motion was made to recommend a cease and desist order be issued from the Zoning Enforcement Officer and recommends to rectify and become compliant with their current approval within 21 days by N.Czech. Seconded by A.Golas. Motion passed (5:0)

### **V Adjournment**

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

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Andrew M Golas, Clerk