

TOWN OF PALMER

Michael Marciniak, Chairman
Norman Czech, Vice-Chairman
Kathleen Burns, Clerk
Thomas Skowrya
Paul Burns- Johnson

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PALMER PLANNING BOARD AGENDA

Town Administration Building
Monday, May 8, 2017 - 7:00 P.M.:

17 MAY - 4 AM 11:08
TOWN OF PALMER, MA
TOWN CLERK'S OFFICE

Public Hearing:

7:00PM Continuance: RB Enterprises, Robinson Rd

- Explain Mullin Rule for Planning Board member
- Request for Continuance from Applicant, dated May 4, 2017

7:30PM 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 at 1312 Park Street, Depot Village, also known as Assessor's Map 7 Lot 13.

New Business:

- SANR Richard Evans, Trustee; Three Rivers Road
- SANR Richard Evans, Trustee; Burlingame Road
- Knox Pond Construction Report #115
- Zoning Map Amendment
- Minutes, April 10 & April 24

Old Business:

- April Interest Allocation Report
- Abutting Town Notices

Board Member Comments

- Request Letter from Conservation Commission

Next Meeting Dates: May 22, 2017 (*tentative*)
June 5 (*tentative*)

Palmer Planning Board

Planning Board Meeting Minutes

Monday, May 8, 2017

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, May 8, 2017 in the Town Administration Building Meeting Room. Present were Kathleen Burns, Norman Czech and Thomas Skowrya and Paul Burns-Johnson. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II Continuance

Robinson Rd Earth Removal continued from February 27, March 6, April 10

M.Marciniac read a letter to the Board dated May 4 was sent from applicant requesting continuance to the first meeting in June.

M.Marciniac also reviewed the Mullin Rule for a member regarding this hearing.

Motion was made to continue hearing to June 5 @ 7:00PM by T.Skowrya. Seconded by P.Burns-Johnson. Motion passed (5:0)

III New Business

SANR Three Rivers Rd

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

SANR Burlingame Rd

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

Knox Pond Construction Report # 115

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

Zoning Map Update

The Board went over the changes and updated errors. A new map will be requested with changes for final review.

Minutes:

April 10, 2017

Motion was made to approve minutes as amended by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

April 24, 2017

Motion was made to approve minutes as amended by P.Burns-Johnson. Seconded by K.Burns. Motion passed (5:0)

Interest Allocation Report

Motion was made to acknowledge receipt by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

7:30PM Public Hearing

JJC Materials Earth Removal

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 at 1312 Park Street, Depot Village, also known as Assessor's Map 7 Lot 13.

N.Parker read public hearing notice

Donald Frydryk, of Sherman & Frydryk Engineering and Janet Callahan, owner/applicant were present. D. Frydryk reviewed the project as the applicant's representative.

He stated they are in the second year of a 3 year project. The plans are the same from last year, Sherman and Frydryk has taken over for GPR, the applicant's original firm. He also requested that the Stormwater permit remain in effect considering the project's stormwater is essentially the same.

He stated the applicant removed approximately 25,000CY of material last year, and approximately 25,000 CY are proposed to be removed this year. He stated that the entire project has removed approximately 250,000 CY and has about 250,000 CY to be removed before final closeout. There is a 6 acre parcel to be added to the parcel in the future, which will change the plan. Ms. Callahan will check on the status of that.

J.Furman, of vhb, reviewed his memo dated May 8,2017.

He stated that the project is run very well and there are no outstanding issues with it. It was stated that short term fiber is approved on a case by case basis so a waiver is not required or granted.

When an applicant wants to use the product, it must be presented on a plan showing close-out and the request to use the product.

Ms. Callahan inquired as to whether crushing was allowed or not in Palmer. The board answered that it is allowed by permission from the Planning Board.

J.Furman resumed his review stating that he did not see a Bond in place in the application and recommended the Board make sure one is on file.

The access road has changed and it was stated that it needs to be shown on a plan and presented the Board.

There is a monitoring well on site that requires an elevation.

Three waivers were requested:

Landscape plan; test pit & buffer requirements.

Motion was made to approve waivers by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

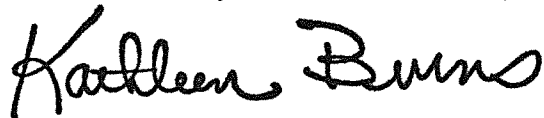
Motion was made to approve site plan approval with original stormwater permit to remain in effect by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

IV Board Member Comments

A letter was read to the Board by M.Marciniac from the conservation commission regarding support for a full time position for conservation agent. The Board discussed the importance of the agent's role and how valuable she is to the Town, but decided that more information was required in order to determine whether or not they can write a letter of support

V Adjournment

Motion was made to adjourn at 8:20PM by K.Burns. Seconded by T.Skowyra. Motion passed (5:0)



Kathleen Burns, Clerk