

Palmer Planning Board

Planning Board Meeting Minutes

Monday, November 14, 2016

I Call to order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, November 14, 2016 in the Town Administration Building Meeting Room. Present were Norman Czech, Paul Burns-Johnson, Kathleen Burns and Thomas Skowrya. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II Continuance

SP/SPA Palmer Dollar General, continued from September 26, 2016

The applicant, Palmer DG, LLC, is seeking Special Permits and Site Plan Approval as required by sections 171.28, 171.29, & 171.62; a Special Permit as required by section 171.69, Water Supply Protection District, and a Special Permit as required by section 171.95 D (2)(d) to allow a reduction for parking space requirements, for the construction of a retail establishment selling general merchandise and all other Site Plan improvements at the property located at the 2 Breckenridge Street, Palmer MA. This parcel is also known as Assessors Map 56, Lot 24.

Present representing applicant was their engineer, Austin Turner, of Bohler Engineering, and architect Andrew Comolo, of Liscotti Development Corp.

Present representing the Planning Board was John Furman from vhb.

J. Furman went over his second and consolidated review dated November 14, 2016. He stated that good effort was made for architecture change and most comments were addressed. Elevations were provided and mock windows were added, brick banding was added along the bottom. It was stated that the applicant should be aware of the easements granted to them and continue to work with utilities. It was suggested there be a condition of approval for proof of contact attempt to Water Department.

A special permit was requested for reduction in parking. Data was provided by applicant comparing other similar sized stores with the reduction of parking. The required spots are on the plan using dotted lines as the additional parking if necessary.

The landscaping plan had been revised and submitted. Arborvitae screen is meeting the intent of landscaping section.

Dates for stormwater inspections need to be submitted. Applicant stated that they would provide them at the pre-construction meeting.

A waiver request has been formally submitted for Infiltration rate by soil evaluator on fine matte finished photo paper.

Motion was made to grant waiver of infiltration by a soil evaluator by N.Czech. Seconded by T.Skowyra. Motion passed (5:0)

Motion was made to grant Site Plan Approval, Special Permit under §171.62, Special Permit under §171.69, Special Permit under §171.95 by N.Czech. Seconded by K.Burns. Motion passed (5:0)

Motion was made to grant Stormwater permit by K.Burns. Seconded by P.Burns-Johnson. Motion passed (5:0)

III New Business

SANR Warren Road & Route 67.

After the Board members conducted a site visit, it was determined that considering there is no access through their legal frontage, an ANR cannot be approved.

Motion was made to deny SANR by P.Burns-Johnson. Seconded by T. Skowyra. Motion passed (5:0)

SANR Birch Hill Rd

Applicant is proposing to take 3 non- conforming lots and create 2 conforming lots.

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

Knox Pond Construction Report # 109

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

Minutes, October 17, 2016

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

Abutting Town Notices were distributed to the Board

Interest Allocation Report, October 2016

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

Quaker Lane request

J.Furman of vhb went over his review dated November 14, 2016

A two year extension request was requested one year ago. The applicant is still conducting an earth removal operation at the site, and not following sequencing as required by the Planning Board. It

was stated that the applicant is working from the top down and operating a processing plant, screening and selling. The processing has stopped, after an order was sent for the Planning Board. It is recommended that the applicant stabilize the site, and it was noted that there is enough topsoil on site to spread a good 4" base.

It was stated that the applicant has gone too far to stop and stabilize now. It is also recommended that applicant apply for a Stormwater permit and file a recorded Operation & Maintenance agreement with the Board. It is the belief that given the project, it is not unreasonable to ask the applicant to be in compliance with all new requirements. It is also recommended that the Board hold an appropriate bond if necessary.

It was recommended that a one year extension be granted for phase one, to September 1, 2017. The applicant can then come back in front of the Planning Board for approval of phase 2 for an additional year extension.

An agreement between the Town and applicant should be submitted to protect the Town as construction of the site advances and roadway is installed.

Town Planner, Linda Leduc was asked to inform applicant and their representative to be present at the meeting on December 5, 2016 as they will be on the agenda.

Motion was made to acknowledge receipt of review dated November 14, 2016 by N.Czech. Seconded by P.Burns-Johnson. Motion passed (5:0)

Payless Auto, Kelly Doyle

The Board was in receipt of a letter requesting to withdraw their application for a Site Plan Approval at 21 Boston Road

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

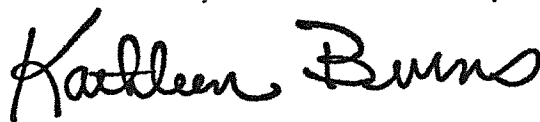
Recreational Marijuana

The Board was in receipt of general information regarding the regulations of recreational marijuana. L. Leduc suggested a one year moratorium.

Motion was made to have the Planning Board be proponent of moratorium by N.Czech. Seconded by P. Burns- Johnson. Motion passed (4:0:1) Skowyra

IV Adjournment

Motion was made to adjourn at 8:50PM by N.Czech. Seconded by K.Burns. Motion passed (5:0)



Kathleen Burns, Clerk