

# Palmer Planning Board Planning Board Meeting Minutes

Monday, October 16, 2017

## I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, October 16, 2017 in the Town Hall Meeting Room. Present were Kathleen Burns, Norman Czech, Thomas Skowyra and Paul Burns-Johnson. Also present was Town Planner, Linda Leduc and Nicole Parker, recording minutes.

## II. Public Hearing:

**7:00PM – Finding Application - MD Architects, 1028 Thorndike Street**; continued from September 18, 2017

The applicant, MD Architects, PC, is seeking a Finding as allowed by section 171-83K.(1)(a) and (2) for expansion, alteration or extension of a pre-existing, non-conforming use and structure, respectively. The request is to add a 430sq. ft. addition to the front of the VCA Palmer Animal Hospital located at 1028 Thorndike Street, Palmer, MA. This parcel is also known as Assessor's Parcel 57 Lot 74 & 75.

Don Frydryk from Sherman & Frydryk Engineering was present to represent the applicant. Also present was the applicant, Michael Schornack, project Manager and David Russell of M.D. Architects, P.C. as well as two staff from the VCA Palmer Animal Hospital, Dr. Michelle Haroules and Hospital; Manager, Tiana Boulrice.

Michael Schornack presented via a Power Point presentation the recent changes to the project. He discussed through a site lines analysis the view shed that the abutter, Mr. Rooney, currently has which is obstructed by the hedge row of arborvitae. With the planned addition, the trees will be removed so that even with the addition in place his view shed of the street will ultimately improve.

He also spoke on the positive impact the Animal Hospital has had on the community and that it has been a longstanding business operating in Palmer since 1983. He spoke on the comments made at the previous hearing regarding an increase in traffic and stated that the addition will only be expanding the square footage by 400 sq. ft. and it is not to expand the business but to facilitate better operations and circulation with in the office. He stated that there will be no increase in staff numbers, no new appointments scheduled and therefore no new customers. As a result there will be no increase in traffic.

They looked at moving the addition to the front of the building near Foster Street but this would not allow for any better circulation due to the setup of the business. Currently there are no interior hallways so one cannot access the front of the house from the back of the house without walking through other medical rooms. There is no way to access the laundry room or to utilize the only bathroom without either interrupting a doctor and client or waiting until there is an exam room vacant. Under the current circumstances, the opportunity to conduct the required regular daily operations is extremely difficult. The proposed improvements will create better circulation within the building by adding a new internal corridor and will also allow for the construction of an ADA compliant bathroom and an exterior ADA compliant ramp.

Mr. Schornack also spoke on the concern regarding the flat roof architecture. During the Power Point presentation he provided photos of other flat roof buildings in the neighborhood providing evidence that the proposed architecture is respectful of the period and is not out of character for the neighborhood.

Abutters, James and Marcia Rooney, asked if the business was not expanding then why did the new floor plan show new exam rooms?

N. Czech asked about the dumpster location and stated that it needs to be shown on the current Site Plan. The applicant agreed that the dumpster will remain in its current location and be enclosed. The applicant also agreed that this should be a Condition of Approval.

Dr. Haroules explained that there are currently no specific exam rooms; that all rooms right now are multi-functional. The addition will accommodate new exam rooms solely for that purpose and the other rooms to be specific for the current function, such as dental, surgery and treatment

D. Frydryk presented a letter dated October 16, 2017 clarifying the information originally received regarding traffic at the site.

Mrs. Rooney spoke on the downtown revitalization in 1985. At this time they added historic features to their own property at 1025 Thorndike Street. This addition should be sensitive to the historic architecture of the neighborhood. M. Schornack stated that the flat roof is similar to the architecture of their own house and added that the electrical and AC units now visible will be removed. He stated that with this addition, the whole building will become more period looking.

P. Burns-Johnson stated that it seemed 60-70% of the project was being proposed to improve the current circulation issues. The rest was for reducing the multi-functionality requirements of exam rooms and meeting the requirements of the ADA.

T. Skowrya asked for more information on customer scheduling. Dr. Haroules spoke on the details of the current schedule and that client hours will not be increased.

A motion was made by N. Czech to approve the Finding with the condition to show the enclosed dumpster on an updated plan. P. Burns-Johnson seconded. The Motion passed (4:0:1 Skowrya)

### III. New Business

#### **Acknowledge Receipt: Belchertown Land Trust c.91 Waterways License Application & Plans**

William Fay, Sr., President of the Belchertown Land Trust was present with the Trust's attorney asking that the Board make the required signature for the BLT DEP Waterways License Application for repair of the Bondsville dam. Mr. Fay explained that this is a required application to move forward on the repairs. They have been working for 4 years on these plans and have invested 100K on the design all done and donated by Mr. Fay a civil engineer. They have received a 350K grant to do the work.

M. Marciniac thanked The BLT, Mr. Fay and Atty. Beaudette for their time and commitment. These improvements will help both town and improve public safety.

A Motion was made by P. Burns-Johnson to acknowledging receipt of the application and plans, and endorse the application. Seconded N. Czech. The Motion passed (5:0)

Atty. Beaudette stated that this application will also need to be signed by Palmer's Zoning Enforcement Officer and then be signed by both parties in Belchertown. L. Leduc stated she would bring the application and plans to Bonnie Weeks tomorrow explaining the need for her signature. Atty. Beaudette will need to follow up with Ms. Weeks after tomorrow to confirm receipt and answer any questions.

#### **SANR – James Bishop, Lot Consolidation, 1180 Calkins Road**

P. Burns-Johnson motioned to endorse the lot consolidation plan. T. Skowyra seconded the Motion. Motion passed (5:0)

**Abutting Town Notices & Monthly Interest Allocation Reports** were distributed to the Board

#### **Sherwood Lumber Stormwater Inspection Reports #1 and #2**

P. Burns-Johnson motioned to acknowledge receipt of the Stormwater Inspection Reports. N. Czech seconded the Motion. Motion passed (5:0)

#### **Sherwood Lumber Minor Amendment to the Site Plan:**

There was a request from DEP to revise the location of the floodplain storage area from the south side of the rail line to the north side. The revision was made during the Conservation Commission hearings. There was no impact to the stormwater, drainage, or stormwater calculations.

Lindsey Barbee, PE from GPI submitted, via email, a letter dated October 10, 2017 detailing the impacts of the change, as well as a revised Sheet 15 showing the new location and the originally approved version of Sheet 15 for comparison.

P. Burns-Johnson motioned to approve of the Minor Amendment. N. Czech seconded the Motion. Motion passed (5:0)

**Minutes; September 18, 2017 & October 2, 2017:** There were no minutes to approve

**Knox Pond Construction Report # 120:**

A motion was made to acknowledge receipt of Knox Pond Construction Report #120 by N. Czech, seconded by P. Burns-Johnson. The motion passed. Vote 5:0.

**4058 Church Street: Anonymous complaint:**

The Board was in receipt of an anonymous complaint regarding a property on Church Street. A Motion was made by K. Burns to acknowledge receipt of the complaint but without the name of the complainant the Board should not pursue the issue any further at this time. The Motion was seconded by T. Skowrya. The Motion passed (5:0)

**IV. Old Business:**

**Jefferson/Pinney Street Complaint.**

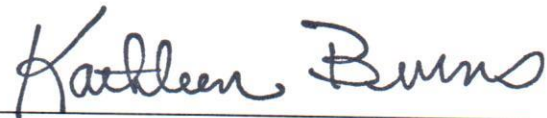
The Board received the letter sent to ZEO Bonnie Weeks regarding the complaint from Talbot/Lloyd and unauthorized improvements to Jefferson Street

**V. Town Planner Update:**

The Board was reminded of the Citizens Leadership Academy on Wednesday October 18, 2017 at 6pm.

**VI. Adjournment**

A motion was made to adjourn at 8:35PM by P. Burns-Johnson, seconded by T. Skowrya. The Motion passed (5:0)



Kathleen Burns, Clerk