

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, October 19, 2015

### **I Call to order**

Vice Chairman Norman Czech called the meeting to order at 7:00PM on Monday, October 5, 2015 in the Town Administration Building, Meeting Room 1. Present were members, Kathleen Burns, Thomas Skowyra. Michael Marciniac and Andrew Golas were absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

### **II Continuance- Nellum Realty, Continued from September 14, 2015**

The applicant, Nellum Realty, is seeking Site Plan Approval as required by section 171.29, for the removal of delineated bus and truck parking and the addition of storage units and portable trailers at the property located at the 1181 Park Street, Palmer MA. This parcel is also known as Assessors Map 56, Lot 10.

Mr. Glabicky was present to speak on the progress that has been made and continues to make on his lot. He also stated that he met with Don Frydryk, of Sherman and Frydryk Engineering, regarding his updated site plan. He stated that a non-mobile truck is blocking the dumpster so it cannot be moved. He stated once his tenant can get the truck moved the dumpster will be placed behind the fence. He questioned as to whether the dumpster will be considered screened in its new location behind the fence. The Board was agreeable to that.

Motion was made to continue meeting to December 7 at 7Pm by T.Skowyra. Seconded by K.Burns. Motion passed (3:0)

*\*M.Marciniac joined meeting\**

### **III Public Hearing**

#### **O'Reilly Ground Sign**

N.Parker read public hearing notice

The applicant, O'Reilly Auto Parts, is seeking a Special Permit as required by section 171.94 to install a ground sign in the General Business District, at the property located on 1569 North Main Street, Palmer and also known as Assessors Map 61, Lot 51.

Present representing applicant was Tony Currais, a local district manager for O'Reilly. He stated that this is a new business in a new market and the sign will be used for better advertising. It will have a stone base and plastic, internally lit top. It will have a red background with green lettering.

Motion to approve Special Permit was made by N.Czech. Seconded by K.Burns. Motion passed (4:0)

### **K3 Technology, Site Plan Approval**

N.Parker read public Hearing notice

The applicant, K3 Technology LLC, is seeking Site Plan Approval and as required by section 171.29 for improvements to the existing property and building to allow for a precision manufacturing facility on the parcel, at the property located at 8 Third Street, Bondsville, Palmer MA. This parcel is also known as Assessors Map 34, Lot 8.

Present was applicant Laura Ray, Vice President and partner, and present representing applicant was Donald Frydryk, of Sherman and Frydryk. He explained the project proposal. The applicant proposes to renovate the existing building due to expansion of the business. Outside renovation proposes to remove the grassy areas and resurface and install three concrete pads, a picnic area, an AC unit, and a generator. Existing lighting is to remain. The dumpster pad was stated to be screened by vegetation. A 12' X 15' sign is proposed.

John Furman, of Vanasse, Hangin & Brustlin went over his review dated October 15, 2015.

It was stated that there are no elevation plans submitted. Mr. Frydryk stated that there were no changes in elevation. J.Furman stated that an official waiver should be requested.

It was discussed that there is excess parking. J.Furman stated that the parking area is almost three times than what they will need. It was stated that the previous storage areas will be new parking area. The previous storage areas were gravel. It was relayed to the applicant that parking must be paved with an all- weather dust free surface.

D.Frydryk stated that applicant would like to move in as not to disrupt workflow and improvements can be done at a later time.

The drainage was discussed. It was noted that currently all stormwater flows on to adjacent property. It was also discussed that adjacent property owner needed to upgrade their stormwater system as well to not allow overflow in the one hundred year floods.

It was stated that loading, unloaded and entrances are not located on the plan. It was stated by D. Frydryk that no shipping will be done in that building.

J.Furman also stated that the landscaping plan should reflect the requirements of Industrial to Industrial.

J.Furman went over his review dated October 15, 2015.

J.Furman stated that a SWPPP is not required due to the disturbance being less than one acre. It was also recommended not to waive erosion and sediment control plan, since there will be no SWPPP

Motion was made to continue hearing to December 7, 2015 at 7:15PM by N.Czech. Seconded by K.Burns. Motion passed (4:0)

#### **IV New Business**

Knox Pond Construction Report # 96

Motion was made to acknowledge receipt of report by N.Czech. Seconded by T.Skowyra. Motion passed (4:0)

Interest Allocation Report September 2015

Motion was made to acknowledge receipt by N.Czech. Seconded by K.Burns. Motion passed (4:0)

Letter to Quaker Lane Breton Estates

M.Marciniec read letter to be sent to D.Frydryk regarding extension for subdivision stating that screening wasn't allowed under any permit except for earth removal. It is not allowed under a subdivision plan.

A letter was received on October 8, 2015 From Palmer Fire Chief Allen Roy regarding support of Mark Baldyga's upcoming application for an auto body repair shop on South Main Street.

Motion was made to acknowledge receipt of report by N.Czech. Seconded by T.Skowyra. Motion passed (4:0)

#### **Minutes:**

July 20, 2015

Motion was made to approve as written by N.Czech. Seconded by K.Burns. Motion passed (4:0)

August 10, 2015

Motion was made to approve as written by N.Czech. Seconded by K.Burns. Motion passed ((4:0)

August 31, 2015

Motion was made to approve as written by N.Czech. Seconded by K.Burns. Motion passed ((4:0)

September 14, 2015

Motion was made to approve as written by N.Czech. Seconded by K.Burns. Motion passed ((4:0)

September 28, 2015

Motion was made to approve as written by N.Czech. Seconded by K.Burns. Motion passed ((4:0)

Letter from Representative Todd Smola, Re: PMP Sound Study

A letter was received October 19, 2015, dated October 8, 2015 updating the Board on a meeting that was held with the Commissioner of Mass Department of Environmental Protection (MassDEP) and that they are willing to provide technical assistance in reviewing any noise reports that are submitted from the Palmer Motorsports Race Track. The Board stated a response letter will be drafted and sent out to Mr. Smola.

Motion was made to acknowledge receipt of letter and contact Todd Smola, also copying MassDEP on the correspondence by K.Burns. Seconded by N.Czech. Motion passed (4:0)

**V Adjournment 9:00PM**

Motion was made to adjourn at 9:00PM by T.Skowyra. Seconded by K.Burns. Motion passed (4:0)

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Andrew M. Golas, Clerk