

Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, October 19th, 2020

**I. Call to Order**

Chairman Michael Marciniac called the meeting to order at 7:04PM on Monday, September 21st, 2020, in the Town Hall Meeting Room. Present were members, Jeff Florence, Kathy Burns, Norm Czech and Tom Skowyra. Also present was Town Planner Linda Leduc recording minutes. Senior Clerk Rebekah Wright was absent.

**II. Public Hearings:**

Black Bay Ventures VI, LLC dba Palmer Foundry- 22 Mt Dumplin Rd, Palmer

**III. New Business**

Minor Amendment to Site Plan-McDonald's-1184 Thorndike St, Palmer

Meeting Minutes- September 21<sup>st</sup>, 2020

Abutting Town Notices

Interest Allocation Report

**IV. Old Business**

Discussion on Second Interim Gravel Reports

-JT Brown response to inspection on 10/1

Master Plan Update

Industrial Communications Request for Bond Release

PMP Sound Study

Knox Pond Construction Report #156

Town Planner Update

**II. Black Bay Ventures VI, LLC dba Palmer Foundry- 22 Mt Dumplin Rd, Palmer**

Present on behalf of Palmer Foundry were Donald Frydryk of Sherman and Frydryk, Robert Logan and Robert Fontaine of Palmer Foundry. Request for Site Plan Approval and Finding. M. Marciniac stated that the board did not receive elevations in regards to the Site Plan, which leaves the Board unable to approve the Finding.

R. Logan briefly went over history of demolished structure. He then stated he has an engineering specialist in foundries coming tomorrow (10/20/20) with the structure height being discussed.

D. Frydryk discussed the site plan. He stated that the building being put in will be on existing foundation which is 125 x 84.3 sq. ft. He then stated the Stormwater is minimal in the footprint of former foundation slab and then stated there will be no increase or change in Stormwater.

D. Frydryk asked for waivers to the following:

- (1) Approve without separate landscape plan
- (2) Stormwater management – Separate erosion and sediment control plan
- (3) Full inspections of full drainage system
- (4) Title 5 perc test

J. Furman went over memo dated 10/15/20. He stated the non-conformity is along the I-90(Mass Pike) side. The addition is about 8,800 sq. ft. It has a 19' setback but the zone requires 50'. He then stated architectural exterior elevation is required. He then stated no additional traffic is anticipated, no new signage has been proposed, and two new lights were added on N.W side of building which were noted on revised plan.

He then stated that the demo plan should note how much of the foundation is being removed for new project and how much is being left for outside storage of containers.

J. Furman stated the Stormwater Bond of \$5,000 as well as the Stormwater agreement will be submitted and signed.

A motion to approve the submitted four waivers was made by N. Czech seconded by J. Florence. The motion passed 5:0.

A motion to continue the hearing until Monday November 16<sup>th</sup>, 2020 at 7pm was made by N. Czech seconded by J. Florence. The motion passed 5:0.

### **III. Minor Amendment to Site Plan-McDonald's-1184 Thorndike St, Palmer**

Present on behalf of McDonald's was Jim Cranston from Bohler Engineering. J. Cranston stated this is a minor amendment to add a second drive through-side by side menu board. He stated that traffic circulation was adjusted so cars cannot go around second lane. The cars will have to proceed straight through to the back parking lot. He stated there will be two dedicated spaces to pull forward for orders taking longer.

J. Furman went over memo dated 10/12/20. He stated the traffic will remain counter clockwise through site. It was then stated that the design is ADA compliant and meets all drive through criteria. Under MGL171.79C the drive through lanes setbacks are meeting requirements.

T. Skowyra stated the noticed that handicapped parking when backing out can block the lanes. Discussion on the existing 83 parking spaces with this project adding one spot continued.

A motion to approve the minor amendment was made by N. Czech was seconded by K. Burns. The motion passed 5:0.

### **III. Meeting Minutes: 9/21/20**

A motion to approve the minutes as written was made by N. Czech seconded by J. Florence. The motion passed 5:0.

### **Abutting Town Notices & Interest Allocation Report were distributed to the Board.**

### **Discussion on Second Interim Gravel Reports**

A motion to acknowledge receipt of JT Brown's response to J. Furman's memo was made by N. Czech seconded by K. Burns. The motion passed 5:0.

### **Master Plan Update**

L. Leduc stated the next public meeting will be held on Thursday, October 29<sup>th</sup> at 6:00pm via Zoom. It will be concentrating on Transportation and Mobility. She stated there have been meetings for Economic Development, Public Facilities and Services, and Historical and Cultural Resources.

### **Industrial Communications Request for Bond Release**

M. Marciniec went over a brief history of the Cell Tower location. He stated they are looking for a release of Stormwater Bond. It was then stated it is an empty tower and not currently being used. L. Leduc stated she will be in contact with Rick Vocci in regards to tower.

A motion to release the Stormwater bond was made by N. Czech, seconded by K. Burns. The motion passed 5:0.

**Palmer Motorsports Sound Study:**

A motion to acknowledge receipt was made by K. Burns, seconded by T. Skowyra. The motion passed 5:0.

**Knox Pond Construction Report #156**

A motion to acknowledge receipt was made by T. Skowyra seconded by N. Czech. The motion passed 5:0.

**Town Planner Update:**

L. Leduc went over the Industrial Park signage. She stated that Adaptas has reached out to Bonnie in regards to signage. They want to put a ground sign but the topography doesn't make it perfectly visible under the current regulations. Brief discussion on regulations of signage and how then can change with topography.

**Board Member Comments:**

T. Skowyra asked about dumpster enclosure at Palmer Animal Hospital. Brief discussion followed.

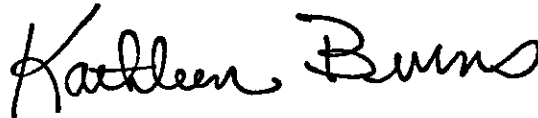
T. Skowyra also brought up the sheds on RT 20. Brief discussion followed.

N. Czech brought up a notice the Three Rivers Water Co got from Fuss & O'Neill culvert work. Brief discussion followed.

**Next Meeting date:** November 16<sup>th</sup>, 2020

**XIV. Adjournment**

A motion to adjourn the meeting at 8:30 pm was made by N. Czech, seconded by T. Skowyra. The motion passed (5:0).



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Kathleen Burns, Clerk