

Palmer Planning Board Planning Board Meeting Minutes

Monday, October 2, 2017

I. Call to Order

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

II. Public Hearing

7:00 PM – Special Permit - RB Enterprises Earth Removal, Robinson Rd: Continued from February 27; March 6; April 10; May 8, June 5; June 19; July 24; August 28; September 18

7:00 PM - Special Permit - RB Enterprises Access onto Route 67: Continued from June 19; July 24; August 28; September 18

Chairman Marciniac opened both the Earth Removal Application and Access Application public hearings at 7:00 PM.

T. Skowrya was absent from the meeting and it was discussed that the Mullin Rule was already utilized by this member. Attorney Berson stated he would look into whether the Mullin Rule may be utilized more than once.

Attorney Berson spoke on the sound study dated September 14, 2017 which was previously presented by Mr. Singleton. He stated that the Applicant would like the opportunity to respond to the vhb peer review memo dated September 25, 2017.

J. Furman reviewed the memo submitted by Jason Ross. He stated that there needs to be clarification of what benchmark was used, whether L90 includes ambient sound levels, and questioned why the noise wall is not proposed on both sides of the access way, and the potential effects of vibration on residential units.

J. Furman asked why the sound levels were read from the 150' setback from the buildings and not the property lines. This would impact the use of their back yards.

Attorney Berson submitted the MassDOT entrance permit.

It was agreed by all parties that the access road would not be considered part of the operating area. Outstanding issues remaining include additional information as stated in the review memo, the sound wall shown on the Plan and submission of a vibration analysis.

Members of the public were concerned with dust, sound and diesel fumes from truck exhaust. It was stated that there would be 13 acres excavated at one time, with the site at the top of a hill, dust

would impact residences down the valley. Silica, an invisible material contained in dust, is known to cause respiratory issues, and the constant noise would be detrimental to their daily life and enjoyment of their property.

J. Furman stated that the effect of diesel fume odors on air quality is not regulated by DEP.

A motion to continue both hearings to November 6, 2017 at 7:00PM passed (4:0).

III. New Business:

Minor Site Plan Amendment: Junction Variety Parking areas, 425-4279 Church Street, Map 80, Lot 79.

Terry Reynolds, PE of T Reynolds Engineering was present to represent the owner, Neal Patel. He presented a letter to Chairman Marciniak, dated October 2, 2017 outlining the proposed changes as well as updated stormwater calculations. He stated that Mr. Patel was interested in removing some of the concrete curbing within the internal parking areas to facilitate snow removal and storage.

His first request was to eliminate the island in the rear parking area and replace with striping. The Board agreed to the request and to add a Cape Cod berm around the new area. The Board also approved removing the concrete curbing edging the parking spaces along the most southerly point and replace it with a Cape Cod berm. This would allow a plow truck to push the snow into the grassy area. It was then discussed that the landscaping would need to also be brought forward. The Board asked if this snow storage would inhibit site lines. The Board stated that the snow banks will have to be managed to a height and location so as not to block driver's view of oncoming traffic. If snow is too high it will need to be trucked off the site.

The additional requests to remove all interior granite curbing and replace with Cape Cod berms, pushing the front parking lot 8' further towards the point and widen the front entrance to 28' feet were discussed. A site visit conducted earlier in the day showed that all the curbing was already installed, as well as the interior green areas were loamed and seeded. The Board determined that these requests were not necessary and were therefore not approved.

The stormwater calculations were discussed and it was determined that although there would be a slight increase of stormwater runoff because of the additional pavement, there was no increase overall from the pre-construction amounts.

The Board inquired about the sidewalk reconstruction along Church Street as it was not complete. T. Reynolds stated that the Town was working on it. L. Leduc was asked to follow up with the DPW Director on when it will be complete.

A motion to approve of the minor amendment was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (4:0).

Complaint Letter, Talbot/Lloyd, Pinney Street, Palmer:

The Board received a copy of a complaint dated September 21, 2017 regarding improvements being made to Jefferson Street (off of Pinney Street). The letter was submitted by Marie and Michael

Talbot and Shawn and Leslie Lloyd who further complained of the business, PTS (Boone, LLC), 1158 Park Street, expanding to back parcels and utilizing Jefferson Street as an access way to and from their trucking business on Park Street.

The Board discussed the various issues with the activity as described and requested that L. Leduc write a letter to Ms. Weeks, Zoning Enforcement Officer on their behalf outlining their concerns.

A motion to acknowledge receipt of the letter and send a follow-up letter to the ZEO was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (4:0).

PVPC timeline on Model Recreational Marijuana Ordinance:

The Board was in receipt of a letter dated September 22, 2017 from Tim Brennan, Executive Director of PVPC providing information relative to the regional planning agency's role in creating a model recreational ordinance and municipality's responsibilities in regards to timelines per the current legislation.

IV. Old Business:

Update to Quaker Lane Subdivision:

The Board received a letter submitted by Donald Frydryk, PE of Sherman & Frydryk providing and update as to the status of the project and a request for a 1-year extension. J. Furman stated that he would conduct a site visit at the end of the month and submit a response memo to the Board. He will also review the Stormwater Operations & Maintenance Agreement also submitted with this update.

A motion to acknowledge receipt of the letter and O&M Agreement was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (4:0).

Abutting Town Notices & Monthly Interest Allocation Report:

The Monthly Interest Allocation Report and Abutting Town Notices were dispersed to the Board. The CPTC Fall course schedule was also dispersed to the Board.

September 18, 2017 Meeting Minutes: There were no minutes to approve.

Dollar General – substitution of StormKeeper subsurface infiltration chamber:

The Board was in receipt of a letter dated September 19, 2017 from Matthew Bombaci, PE, Bohler Engineering regarding the information the Board requested of Dollar General at their last meeting on September 18, 2017. The letter provided sufficient information relative to the substitution of the StormTech model SC-740 subsurface infiltration chamber with the StormKeeper SK75 chamber.

A motion to acknowledge receipt of the letter and approve of the subsurface infiltration chamber was made by K. Burns, seconded by P. Burns-Johnson. The motion passed (4:0).

Order of Conditions: JT Brown Gravel project:

The Board was in receipt of a letter dated 9/11/17 submitted by Robert H. LeMaitre, PE, PLS on behalf of the owners of the JT Brown gravel Operation on Ware Rd, stating the Order of Conditions issued by the Palmer Conservation Commission had been recorded. The submission was in response to the Recommendation's stated in the recent gravel inspection reports prepared by John Furman of vhb. The Board asked if any of the other gravel operators had responded to the "recommendation" as stated in their individual reports. L. Leduc indicated that all the reports had been distributed to the operators via an attachment with text instructing them to respond to each recommendation accordingly. All but JT Brown had responded.

V. Town Planner Update:

Solar Parking Lot Canopies: L. Leduc stated that there has been some interest in installing canopy style Photovoltaic arrays. Currently they are not allowed in Town. This could be pursued through the Parking Ordinance. Would the Board be interested in this approach since this section was in draft amendment? It was a general consensus of the Board to look in to allowing this type of solar array through the parking ordinance.

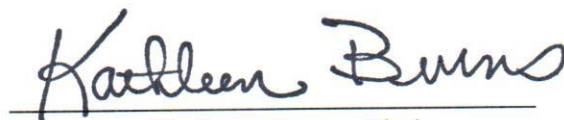
Electric Vehicle (EV) Charging Stations:

The Board was informed that the two Electric Vehicle charging stations funded through the Green Community Grant and The DEP MassEVIP program have been installed and are functioning. One is located at the Town Hall and the other is at the Library.

Citizens Leadership Academy: L. Leduc stated that the Town Council has initiated a Citizens Leadership Academy. Each Department will be speaking on the duties and functions of their department to those citizens who have registered for the series. The date for the Planning Department/Board is set for October 18, 2017 at 6:00 PM. All Board members are invited to participate.

VI. Adjournment

A motion was made to adjourn at 8:45PM by P. Burns-Johnson, seconded by K. Burns. The Motion passed (4:0)



Kathleen Burns, Clerk