

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, October 3, 2016

### **I Call to order**

Chairman Michael Marciniec called the meeting to order at 6:45PM on Monday, October 3, 2016 in the Town Administration Building Meeting Room. Present were Norman Czech, Paul Burns-Johnson, Kathleen Burns. Thomas Skowyra was absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

### **II New Business**

#### JT Brown Earth Removal continued from August 29, 2016; September 26, 2016

Present was applicant's representative, Robert Lemaitre.

John Furman, of vhb, reviewed the response comments, updated plans and revised memo submitted by applicant at last meeting.

He stated that the parcels have been consolidated by deed, but it the deed appears to be incorrect, with two errors. A schribner's affidavit needs to be submitted.

Most issues were addressed.

Additional topographical sheets were submitted.

Plans show excavation and close out. A condition was recommended that next year's plan shows what has been closed out.

The applicant formally withdrew 171.29 D (4)(b) [1] .

Stormwater waivers requested:

- 141.10 Performance Guarantee
- 145.5 TV of Stormwater System

Site Plan Waivers:

- 171.29 D (4) (D) [1]
- 171.29 D (4) (h) (1)
- §11.7a Property Line Map

Motion was made to grant 5 waivers by N.Czech. Seconded by P. Burns- Johnson. Motion passed (4:0)

Motion was made to grant Site Plan Approval and Special Permit by N.Czech. Seconded by P.Burns-Johnson. Motion passed (4:0)

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

7:15PM Palmer Paving Gravel Operations Ware Road. Continued from July 25, August 15 and September 12

J.Furman of vhb reviewed the hydrology memo, done by Meddie Perry, senior hydrologist, dated September 28, 2016

It was stated that with the cross section submissions, letter from DFW, additional monitoring wells and data, the project will still be at the very least 10-15 feet vertical separation between excavation floor and groundwater therefore not disturbing the groundwater. He also stated that she believed Best Management Practices were in place for spills contaminating the groundwater.

Vhb recommended that the applicant should provide soil boring/monitoring well logs for the 5 new wells that were installed, and verify the date they were measured. Vhb also recommends that spill kits be kept in “designated areas” in case of spills.

J.Furman went over his second review dated September 28, 2016

*\*7:30PMT.Skomyra joined meeting\**

It was stated that the buffer has been compromised. Photos by the Board that were taken on 10/3/2016 showed that trees have been cut and have ruined the understory and damaged the buffer. It was stated by the Board that it needs to be reestablished before any work is done. It was recommended that the applicant take measures to get the required 50' buffer started now, so that it is sufficiently growing by the time any removal starts. It was stated that the first year all work will be 200' from property line. It was also stated that no work for the 2018 phase will be permitted until the buffer restoration is completed and the Board conducts a site visit.

A request to waive the landscape requirement was made due to the rest of the parcel having adequate buffer. It was stated by the applicant that the buffer that was interfered with will be reestablished by June 2017.

It was also stated that no excavation can occur until the house is gone. Comment by applicant indicated a six month agreement between homeowner and applicant. After six months and one day, the house will be removed.

There will be a condition that a Insurance certificate must be submitted before the commencement of work.

Two waivers were formally requested.

1. 171.29 D (4) (h) (1) Landscaping
2. 11.7.1 Borings every acre

Motion was made to approve waivers by N.Czech. Seconded by K.Burns. Motion passed (5:0)

Motion was made to approve Special Permit and Site Plan Approval by N.Czech. Seconded by P.Burns-Johnson. Motion passed

Motion was made to approve Stormwater permit by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

### **III Town Planner Update**

Complete Streets Policy was distributed to the Board and discussed at the last meeting. The Board read over the document and decided to vote.

Motion was made to send a letter to Town Council recommending the adoption of the policy by P.Burns-Johnson. Seconded by N.Czech. Motion passed (5:0)

A letter was sent from the Board of Health and Zoning Enforcement Officer regarding cease and desist at 1235 Park Street and brought to the Board for their attention.

### **IV Adjournment**

Motion was made to adjourn at 8:20PM by T. Skowyra. Seconded by N.Czech. Motion passed (5:0)

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Kathleen Burns, Clerk