

**Palmer Town Council  
Meeting Minutes  
July 9, 2018**

**1. Call to Order**

The Palmer Town Council Meeting of Monday, July 9, 2018 was called to order at 6:30PM by Town Council President Barbara Barry. Councilors Lorinda Baker, Mary Salzmann, Karl Williams, Matthew Lemieux, Michelle Sikes and Robert Lavoie were present. Also present was Town Manager, Charles Blanchard and Executive Assistant, Nicole Parker.

**2. Visitors Comments**

Donald Blais Jr, of Palmer Road, wanted to thank the Council and Citizen's for Palmer for their roles in getting a stop in Palmer on the Tier 2 level of the East West rail study.

**3. Meeting Minutes**

May 14, 2018

Motion was made to approve as amended by L.Baker. seconded by R.Lavoie. Motion passed (7:0)

June 11, 2018

Motion was made to approve by L.Baker. seconded by M. Lemieux. Motion passed (7:0)

**4. Old Business**

Legion Field Bleachers:

L.Baker inquired as to when there would be more substantial information regarding the replacement of the bleachers. She stated that she would like to see it done by the fall for sports. C.Blanchard stated that he will look into it.

Resolution 2018-23

The Conservation Commission has been working for some time to acquire the land adjacent and north to the Mass Pike and west of Rt. 67 and owned by the Mass Pike. An agreement has been made to purchase the land for \$100,000.00 based on the Conservation Commission receiving grant funding for the purchase. The land consists of approximately 92.3 acres.

R.Lavoie read the resolution.

Motion was made to approve resolution 2018-23 by L.Baker. Seconded by M.Lemieux. Motion passed (7:0)

### Comcast Survey Results:

A PowerPoint presentation was provided by MPact showing the results of the survey. B.Barry stated that she is aware of everyone's concerns after last week's community meeting and will be discussing negotiations in an executive session after this formal session of the meeting. B.Barry opened the discussion up to the public if there are other questions or concerns that were not brought up last week.

Laurie Ball, 571 Old Warren Rd stated that she has been doing research and believes the Town has responsibility to bring Comcast in to discuss contract before the end of the contract. She stated she believes they should provide basic services at a reasonable price.

Christine Lapierre of Old Warren Rd stated that they were told they had service prior to the purchase of their home to find out they did not. She also stated she believes some contracts do not include the "certain number of houses within and aerial mile" clause.

Dan Fez of 573 Old Warren Rd stated that he has a business that suffers and maybe they should get a tax break considering they pay taxes for services they do not receive.

After no one else from the public wanted to speak, B.Barry stated she and the Council have heard everyone and assured them the issues will be brought up to Comcast in the next meeting with them.

## **5. New Business**

### First Reading: 1701 Park Street Zone Change petition from Highway Business to Industrial A

A zone change petition was submitted by the petitioner, Russell Baker, on March 29, 2018. The petition was referred to The Planning Board who held their public hearing on May 21, 2018 where the Planning Board voted 4:1 not to recommend a favorable action on the zone request. The Public Hearing for the Town Council is scheduled for August 13, 2018

R.Lavoie read the purpose.

The Council was in receipt of the Planning Board's recommendation dated June 6, 2018 and the Town Planner, Linda Leduc's recommendation letter, dated May 21, 2018.

B.Barry asked L.Leduc to come up and answer some questions. B.Barry stated that the applicant's attorney gave an opinion that the parcel in question is not spot zoned and what L. Leduc's opinion was on it.

L.Leduc stated that she could not say whether it was spot zoning due to the fact that she had not seen any plan regarding any planning or use whatsoever to be able to make that determination.

L.Leduc stated that as far as the Planning Board could tell, the applicant was proposing to change the zone for their own personal benefit. She stated that when the Planning Board looks at changing a zone it is considered through a wide perspective of components and never is the applicant's personal benefit considered. L.Leduc stated that the application came in silent on any future use so in accordance with zoning law, there is no way to make a determination as to whether rezoning one parcel is beneficial to the Town as a whole.

L.Leduc stated that the current zone of Highway Business offers 79 different uses and sees no public reason that it should be changed to Industrial A, especially considering there is no infrastructure there, such as water and sewer. It was stated that an Industrial use would need those amenities. She stated that if the Council is interested in creating another Industrial District some substantial planning should be done to consider areas in Town and where the infrastructure is.

#### First Reading: Six Month Ground Mounted Large Scale Photovoltaic Moratorium

The Planning Board is the proponent for the six month moratorium on large scale solar projects. Linda Leduc, Town Planner, stated that one year was considered but after discussing with developers, six months was decided, as the changes that are proposed to be considered do not need that much time to work on. The purpose of the moratorium was to consider view shed analysis's to minimize view from abutters, addressing land clearing and loss of natural habitat. At this point 500 acres has been affected in Town. L.Leduc stated that the Planning Board would like to get a better idea of what restrictions should be on all large scale solar fields.

#### Approval for payment for 2017 invoices of bills in 2018

The Town Council was requested to approve payment for some unpaid electric bills from FY17 that were received late in the year due to bills being sent out late from National Grid to DG Solar for net metering credits in the amount of \$3,910.85

Motion was made to authorize payment to DG Solar on the amount of \$3,910.85 by B.Barry. Seconded by K.Williams. Motion passed (7:0)

#### Referral from Planning Board; Adult Use Recreational Marijuana

The Council was in receipt of a request from the Planning Board for the Council to hold a Public Hearing for Adult Use Recreational Marijuana Regulations in the Zoning Ordinances.

The First Reading will be at the next meeting.

B.Barry requested that L.Leduc attend the August meeting.

#### Board and Committee Reappointments

C.Blanchard went over his reappointments to be voted on by the Council.

Motion was made to confirm appointment of Dennis Fountain and Ingrid Thompson to the Zoning Board of appeals by R.Lavoie. Seconded by K.Williams. Motion passed (7:0)

Motion was made to confirm appointments of Carol Murphy and Margaret Higgins to the Board of Registrars by M.Lemieux. Seconded by K.Williams. Motion passed (7:0)

Motion was made to confirm appointments of Donald Blais Jr to the Conservation Commission by M.Lemieux. Seconded by K.Williams. Motion passed (7:0)

Motion was made to confirm appointments of Linda Lemay and Sharon Lemieux to Council on Aging by L.Baker. Seconded by K.Williams. Motion passed (6:0:1) Lemieux

Motion was made to confirm appointments of Barbara O'Donnell, Lisl Donaldson and Lisa Wozniakowski to the Historical Commission by K.Williams. Seconded by L.Baker. Motion passed (7:0)

Motion was made to confirm appointment of Richard Fitzgerald and Robert Frydryk to the Local Licensing Authority by K.Williams. Seconded by R.Lavoie. Motion passed (7:0)

Motion was made to confirm appointment of Donald Blais Jr to the Cultural Council by M.Lemieux. Seconded by R.Lavoie. Motion passed (7:0)

Motion was made to confirm appointment of David Bussell to the Housing Authority by M.Lemieux. Seconded by K.Williams. Motion passed (7:0)

Motion was made to confirm appointment of Jan McCoy to the Redevelopment Authority by L.Baker. Seconded by K.Williams. Motion passed (7:0)

L.Baker inquired as to how many vacancies there are on appointed Boards. C.Blanchard stated that he would get them that information for the next meeting.

## **6. Sub Committee Reports**

CMS Reuse committee and Housing Partners had a kickoff meeting on June 25, 2018 and toured the building with the newly selected Abacus Architects, Kirk and Company.

## **7. Councilors Roundtable**

It was noted by L. Baker that the former Three Rivers Grammar School that is privately owned is in poor shape and needs landscaping done as well as determining when the storage pods and extra vehicles need to go. C.Blanchard stated he will find out from Bonnie Weeks, Zoning Enforcement Officer.

Mary Salzman stated that reading the DPW report The walking trail at Laviolette Filed is coming along. Pathfinder did the roof of the rest rooms and Palmer High School students will be

painting for Community Service. They also received bids for new doors and the security cameras will be installed by the end of July.

B.Barry inquired as to when the landscaping at the Town Hall and School will be complete. C.Blanchard stated he would find out from Gerry Skowronek and get back to them.

M.Salzmann stated that the 9/11 candlelight remembrance will be at the Police Station.

M.Sikes wanted to congratulate Palmer U13 and U11 girls soccer for coming in 1<sup>st</sup> place.

R.Lavoie reminded people that Divine Mercy Parish will be having their annual picnic on July 22. Free admission.

L.Baker stated that a team needs to be put together regarding the rail plan. She asked C.Blanchard to think of a good group of leaders.

B.Barry stated that she would like N.Parker to send out the Council Rules to everyone for their review as it will be on the next agenda. Also she would like everyone to look at the subcommittee appointments. If anyone has interest for a specific subcommittee B.Barry requested they get to her in the next two weeks for her consideration.

## **8. Town Council Reorganization**

C.Blanchard accepted nominations for Town Council President. R.Lavoie nominated B.Barry. Seconded by L.Baker. There were no other nominations. Vote in favor cast by R.Lavoie.

C.Blanchard accepted nominations for Town Council Vice President. B.Barry nominated M.Salzmann. Seconded by M.Lemieux. There were no other nominations. Vote in favor cast by R.Lavoie

C.Blanchard accepted nominations for Town Council Clerk. K.Williams nominated R.Lavoie. Seconded by M.Lemieux. There were no other nominations. Vote in favor cast by B.Barry.

## **9. Adjournment of Formal Session**

Motion was made to adjourn from formal session and enter by roll call and adjourn thereto by M.Salzmann. Seconded by M.Lemieux.

M.Lemieux, yes. K.Williams, yes. L.Baker, yes. M.Sikes, yes. R.Lavoie, yes. M.Salzmann, yes. B.Barry, yes.