

**Palmer Town Council
Meeting Minutes
October 11, 2016**

1. Call to Order

The Palmer Town Council Meeting of Tuesday, October 11, 2016 was called to order at 6:30 pm by Town Council President Barbara Barry. Present were Town Manager Charles Blanchard, Councilors Robert Lavoie, Karl Williams, Barbara Barry, Lorinda Baker, Mary Salzmann and Matthew Lemieux. Philip Hebert was not present for the call to order but arrived at 6:56pm

2. Visitors Comments

David Whitney of the Palmer 300th Anniversary Committee addressed the Town Council. He extended a formal invitation for the Town Council to participate in the 300th Anniversary Parade on October 15th. He stated that the parade route would be from Palmer High School to Pulaski Park, with a reception to follow.

Troy Brin, the new Veterans Agent, addressed the Town Council. C. Blanchard introduced T. Brin to the Town Council. T. Brin thanked the Town Council for the opportunity to serve the Town of Palmer.

3. Meeting Minutes

a. June 13, 2016

Motion to approve the minutes of June 13, 2016 as submitted by R. Lavoie, seconded by L. Baker. Motion passed 5-0-1 with M. Lemieux abstaining.

b. June 20, 2016

Motion to approve the minutes of June 20, 2016 as submitted by L. Baker, seconded by M. Salzmann. Motion passed 4-0-2 with M. Lemieux and K. Williams abstaining.

c. June 30, 2016

Motion to approve the minutes of June 30, 2016 as submitted by R. Lavoie, seconded by L. Baker. Motion passed 5-0-1 with M. Lemieux abstaining.

d. July 11, 2016

Motion to approve the minutes of July 11, 2016 as submitted by R. Lavoie, seconded by M. Salzmann. Motion passed 5-0-1 with L. Baker abstaining.

e. July 13, 2016

Motion to approve the minutes of July 13, 2016 as amended by M. Salzmann, seconded by R. Lavoie. Motion passed 5-0-1 with L. Baker abstaining.

1 **4. Old Business**

2
3 **a. Vote - Zone Change for 8 Contiguous Parcels on Park Street from General Business to**
4 **Highway Business**

5 *Motion to approve Ordinance 2017-02 requesting the Zone Change for 8 Contiguous*
6 *Parcels on Park Street (Parcel 58/90 1315 Park Street), (Parcel 56/89 – 1313 Park Street),*
7 *(Parcel 56/88 – 1307-1311 Park Street), (Parcel 56/92 – 0 Park Street), (Parcel 56/93*
8 *Park Street), (Parcel 56/86 – 2 Allen Street), (Parcel 56/87 4 Allen Street) from General*
9 *Business to Highway Business was made by R. Lavoie, seconded by L. Baker. Motion*
10 *Passed 6-0.*

11 **b. Vote – Town of Palmer Hazard Mitigation Plan as Approved by MEMA and FEMA**

12 B. Barry gave an overview of the Hazard Mitigation Plan adoption process.

13 *Motion to accept the Hazard Mitigation Plan as approved by the Massachusetts*
14 *Emergency Management Agency and the Federal Emergency Management Agency by*
15 *M. Salzmann, seconded by R. Lavoie. Motion passed 6-0.*

16 **c. Request to Relocate John King Marker**

17 B. Barry noted that at the previous Town Council Meeting, the Council decided to
18 reconsider the proposal to relocate the John King Marker to Olmstead Park near the
19 Steaming Tender. C. Blanchard submitted the easement drafted by the Town Attorney
20 to the Town Council. He explained that the formal easement would allow the town to
21 access the marker on private property.

22 *Motion to move the John King Marker from the corner of Stone Street and South Main*
23 *Street to Olmstead Park on Depot Street by L. Baker, seconded by K. Williams.*

24 M. Salzmann stated that she was offended by comments made against Town Council
25 when the Council decided not to move forward at that time. L. Baker stated that she
26 hoped to see the marker moved prior to the 300th Anniversary Gala in November. R.
27 Lavoie stated that he would like to see the brick sidewalk installed prior to the
28 movement of the marker. B. Barry stated that she feels that the sidewalk project should
29 be completed prior to the movement of the marker and is concerned that the proposed
30 location could make the marker vulnerable to damage from snow plowing. B. Barry
31 stated that there were plans that the interested parties made involving the decedent of
32 John King which has not been disclosed to the Town Council. She felt that these
33 arrangements should have been brought forward to the Town Council earlier as they
34 revolved around the marker being moved.

35 Nelson Pease, a proponent of the move of the John King Marker, addressed council. He
36 stated that he felt the monument should be placed before construction of the sidewalk
37 to avoid damage to the sidewalk from the heavy equipment used to move the marker.
38 He noted that an appearance by the oldest decedent of John King was supposed to be
39 part of the marker replacement ceremony. B. Barry noted that there was no information

1 brought to the Town Council that there would be any appearance by the decedent of
2 John King involved in the marker movement.

3 B. Barry asked what the town would need to do to move the marker to the Olmstead
4 Park site. C. Blanchard noted that Blake Lamothe, the Olmstead Park property owner,
5 had stated that he would coordinate the movement of the marker, but would work with
6 DPW to move the marker. R. Lavoie noted that the 300th Anniversary Parade and
7 movement of the marker would not be done in conjunction with one another. David
8 Whitney of the Palmer 300th Anniversary Committee noted that there would be a
9 ceremony on November 19, 2016 if the marker were to be moved to the Olmstead Park
10 site.

11 B. Barry asked if DPW Director Gerry Skowronek had seen the proposed site of the
12 marker and asked if the snow plows would damage the marker. G. Skowronek stated
13 that he did view the proposed location and noted that plowing activities would not
14 damage the marker. B. Barry asked if there has been any coordination with the property
15 owner of the marker’s current location. N. Pease stated that the property owner of its
16 current location stated that he would be happy to see it removed. B. Barry requested
17 that C. Blanchard contact the property owner where the marker currently resides
18 relative to the moving of the marker. M. Salzmann asked if the marker was covered by
19 the town’s property insurance. C. Blanchard stated that he was not aware if the marker
20 was covered by the town’s insurance.

21 *The motion on the table to move the John King Homestead Marker passed 5-2 with R.*
22 *Lavoie and M. Salzmann opposed.*

23 **d. Any Other Old Business**
24 None

25
26 **5. New Business**

27 **a. Discussion - Motor Vehicle Excise Exemption for Deployed Military Personnel**

28 Discussion on the agenda item tabled to a subsequent meeting.

29 **b. Discussion - Sewer Use Regulations**

30 C. Blanchard noted some of the changes to the sewer use regulations. He stated that the
31 regulations now include a commercial property abatement procedure and included an
32 increase to the senior abatement income amount. No additional action from the Town
33 Council was required.

34 **c. PILOT Agreement – PSAS, LLC 4 Boston Road**

35 C. Blanchard noted that the Board of Assessors had approved the proposed PILOT
36 agreement for PSAS, LLC to construct a 0.5 Megawatt Solar project. The PILOT
37 agreement would be for a period of 20 years at a rate of \$15,500 per megawatt (\$7,750
38 total), escalating at a rate of 1.5% per year. C. Blanchard stated that he is looking for
39 vote of the Town Council to allow the Town Council President to sign the PILOT

1 agreement with PSAS, LLC. He noted that the project is a relatively small scale project
2 and has passed site plan approval from the Planning Board.

3 *Motion to authorize the Town Council President to sign a 20 year PILOT Agreement with*
4 *PSAS, LLC. at a rate of \$15,500 per megawatt (\$7,750 total), escalating at a rate of 1.5%*
5 *per year by P. Hebert, seconded by M. Lemieux. Motion passed 7-0.*

6 **d. 2032 Main Street, Three Rivers – Accept Proposal**

7 C. Blanchard stated that the Community Development office had issued an RFP for the
8 re-use of the town owned building at 2032 Main Street, Three Rivers. One proposal was
9 submitted to the town by the Southern Middlesex Opportunity Council (SMOC) for the
10 reuse of the building as a split commercial and affordable residential structure. A
11 proposal review committee reviewed the proposal and ranked it as highly
12 advantageous. C. Blanchard noted that a large portion of the funds needed to move
13 forward with the project relied on SMOC receiving community development grants for
14 the project.

15 M. Salzmann asked if the proposal is fully reliant on receiving grants. A. Davey noted
16 that the grants had been identified by the Quaboag Valley Community Development
17 Corporation. B. Barry asked if the proposal is contingent on SMOC securing funding for
18 the project. C. Blanchard stated that SMOC would need to secure funding before the
19 property is transferred. A. Davey noted that the town would assist in leveraging the
20 grant funding as long as the purchase and sale agreement was in place. B. Barry asked if
21 there is anything that binds SMOC to establishing the retail aspect of the proposal. A.
22 Davey stated that there would be penalties for not following the proposal. The intended
23 use would be tied to the purchase and sales agreement and the grant funded sources
24 will dictate the split commercial/residential use.

25 *Motion to authorize the Town Manager to accept the proposal from Southern Middlesex*
26 *Opportunity Council to purchase the town owned building at 2032 Main Street, Three*
27 *Rivers by M. Salzmann, seconded by R. Lavoie. Motion passed 7-0.*

28 **e. Accept Warrant for November 8, 2016 Election**

29 *Motion to sign the warrant for the November 8, 2016 Election by P. Hebert, Seconded by*
30 *K. Williams. Motion passed 7-0.*

31 **f. Any Other New Business**

32 M. Salzmann asked if the FY16 books are closed. C. Blanchard stated that they are
33 closed.

34 **6. Subcommittee Reports**

35 Ordinance Subcommittee - R. Lavoie stated that the Ordinance Subcommittee will have
36 a report for the November Town Council Meeting.

37 300th Anniversary Committee – L. Baker stated that the 300th Anniversary Parade is
38 scheduled for Saturday, October 15th. She requested that all councilors participating in

1 the parade arrive at Palmer High School by 9:00 am. There would be a party to follow
2 after the parade at Pulaski Park. L. Baker stated that Pumpkin Palooza would be held at
3 the Route 20 Sports Bar on October 15th. L. Baker stated that there would be a Pig Roast
4 at Amvets on November 6th from 2:00 pm to 6:00 pm.

5 **7. Town Manager's Report**

6 C. Blanchard gave an update on the Main Street Three Rivers Bridge. He stated that a
7 permanent fix to the bridge would take at least 2 to 3 years before it could go out to bid. C.
8 Blanchard stated that beams which were rated in critical condition are no longer rated to
9 support the weight of traffic. Installing cribbing to support these beams could allow for 2 lanes
10 of traffic to be open. C. Blanchard stated that the estimated cost of cribbing would be \$80,000 in
11 engineering cost and possibly \$300,000 for the cribbing work itself. He stated that the cost of
12 the project would be paid through Chapter 90 funds. He stated that MassDOT has mandated
13 that action must be taken within 45 days to keep the bridge open. C. Blanchard stated that no
14 oversized loads will be allowed on the bridge. He stated that in addition to the issues with the
15 superstructure of the bridge, there is are scouring issues with the piers which could potentially
16 close the bridge if significant flooding occurs before long term repairs can be completed. M.
17 Salzman noted her concern with emergency vehicles using the bridge. B. Barry stated that the
18 town is much closer to accomplishing the goal of permanently repairing the bridge than it was
19 before meeting with state representatives.

20 C. Blanchard stated that the Town has locked in to a lower electric rate for the next calendar
21 year which should save significantly on electricity costs.

22 C. Blanchard noted that sub-bids for the Town Hall Renovation Project have been submitted. He
23 stated that General Contractor bids are scheduled to be submitted next week.

24 **8. Misc. Correspondence**

25 M. Salzman stated that the MassDOT would be holding Masspike Toll Plaza demolition
26 meetings throughout the state. The meeting which would focus on the demolition of the Palmer
27 Toll Plaza would be Thursday October 13th in West Springfield.

28 B. Barry noted that Treasurer Linda St. Onge took and passed the exam to become a Certified
29 Municipal Treasurer.

30 **9. Councilor's Roundtable**

31 R. Lavoie thanked the DPW for the installation of new cross walk signs throughout town and
32 new signs at Burleigh Park and Chase Field. He also thanked the DPW for repairs done on
33 Peterson Road.

34 L. Baker thanked those who were responsible for the clean-up efforts on Main Street. She asked
35 if the Police Chief Assessment had been completed. C. Blanchard stated that the results of the
36 Chief Assessment would be presented at the November meeting.

1 M. Lemieux stated that he attended the open house at the Interactive School House on Main
2 Street. He thanked them for the invitation to the event and stated that he looked forward to
3 events they would have in the future.

4 P. Hebert wished everyone a Happy Halloween.

5 **10. Adjournment of Formal Session**

6 Motion to adjourn from formal session by R. Lavoie, seconded by L. Baker. Motion passed 7-0 at
7 7:55pm.

8