

Palmer Planning Board

Planning Board Meeting Minutes

Monday, September 14, 2015

I Call to order

Vice-Chairman Norman Czech called the meeting to order at 7:00PM on Monday, September 14, 2015 in the Planning Department office. Present were members Kathleen Burns & Thomas Skowyra. Andrew Golas and Chairman Michael Marciniac were absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Site Plan Approval Application, Nellum Realty

N.Czech explained that due to lack of quorum, the hearing would be recorded so A.Golas, who was in a Council meeting, would be able to hear and cast a vote at a subsequent hearing. N.Czech also explained that Chairman Michael Marciniac was recusing himself due to being related to the applicant, and was not present for the hearing.

Applicant stated that he was requesting a new parking area on the site.

N.Czech explained that the entire site is not in compliance. He explained that delineated parking on site plan actually doesn't exist on site. He stated that customer and handicap parking are blocked by a fence, there are junk cars scattered throughout, and the dumpster is in the middle of the lot, just to give Mr. Glabicky some examples.

Mr. Glabicky stated that he is hoping to park portable trailers for flea market vendors. They would be similar to pods, and could be 40 feet long. He stated that an office is not necessary on site.

It was stated that between advertising and the hearing, two abutters came in to complain about the junk cars; the owner of Pioneer Plaza and Mr. Ray Labonte.

The Board decided to continue the hearing to allow for the applicant to get the site into compliance.

Motion was made to continue hearing to October 19, 2015 at 7:00PM by K.Burns. Seconded by T.Skowyra. Motion passed (3:0)

7:25PM Chairman Michael Marciniac joined meeting

M.Marciniac stated that he was at the Council meeting while the first hearing was going on and wanted to relay to the Board information that was relayed. The Wastewater Treatment Plant Superintendent Gerald

Skowronek had been promoted to Department of Public Works Director; a possible zone change to Park Street was being referred to the Planning Board and rail stop could possibly come to Palmer and sites were being discussed.

SANR Don Frydryk, Burlingame Rd

Applicant was taking one parcel and creating 3.

Motion was made to approve SANR by T.Skowryra. Seconded by N.Czech. Motion passed (4:0)

Continuance: Sabo Landscaping

Applicant submitted revised site plans dated September 14, 2015 showing all containers removed and site plan current. It was again stated that no new lighting is proposed.

Motion was made to grant Site Plan Approval by K.Burns. Seconded by N.Czech. Motion passed (4:0)

Letter from Donald Frydryk, of Sherman & Frydryk Engineering, Re: Quaker Lane, Breton Estates

An extension letter was sent to the Board dated September 2, 2015 requesting a two year extension on their Special Permit for sub-division. It was recommended that everyone go and conduct a site visit before the approval of this request. It is understood that the applicant is selling stone out of the site, which is not permitted there.

Motion was made to acknowledge receipt of letter and continue request until the next available, regular scheduled meeting by T.Skowryra. Seconded by K.Burns. Motion passed (4:0)

Board briefly adjourned at 7:35PM to attend Town Council meeting.

Board called meeting to order again at 8:01PM.

Monthly Allocation Report was distributed to the Board.

Abutting Town Notices were distributed to the Board.

III Board Member Comments

An independent noise study was conducted from a resident of Ware, Andrew Champagne. The Board's attorney, Chris Heep, suggested the owner receive a copy.

Motion was made to acknowledge receipt of report and send to PMP owner/manager by N.Czech. Seconded by K.Burns. Motion passed (4:0)

M.Marciniec updated the Board on upcoming projects.

IV Town Planner Update

A generic Operation and Maintenance Plan was distributed to the Board for their approval. It was stated that new projects were having some difficulty with the requirements of getting recorded. The Board would like it forwarded to J.Furman for his review before approving.

L.Leduc stated that she was on a “mill tour” with a mill development group consisting of representatives from MassWorksGrants, Mass. Development and others. The tour was held on September 8, 2015. She stated that four communities are to receive assistance and Palmer is included. The team was able to see the mill and had good discussion with valuable information regarding finding help with gaps in financing for mill owners.

V Adjournment

Motion was made to adjourn at 9PM by T.Skowyra. Seconded by N.Czech. Motion passed (4:0)

Andrew M. Golas, Clerk