

Palmer Planning Board
Planning Board Meeting Minutes
Monday, September 20th, 2021

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, September 20th, 2021, in the Town Hall Meeting Room. Chairman Mike Marciniac, Vice Chair Norm Czech, Clerk Kathy Burns and member Jeff Florence were present. Tom Skowrya was absent. Also present were Town Planner Linda Leduc, and her Administrative Assistant Rebekah Wright recording minutes.

II. Public Hearings:

- **7:00pm-** Site Plan Approval- 285 Wilbraham St, Palmer. To operate a tradesmen base of operations for a landscaping company.

III. New Business:

- Meeting Minutes: August 30th, 2021
- Abutting Town Notices
- Interest Allocation Report
- Knox Pond Construction Report #166
- Environmental Notification Form (ENF) – Roger Reed Fish Hatchery Dam Pipeline Replacement
- Minor Amendment: Cell Tower – 26 Robinson Road

II. Public Hearings:

7:00pm- Site Plan Approval- 285 Wilbraham St, Palmer

Chairman M. Marciniac opened the public hearing which had been continued from 8/30/21. Don Frydryk of Sherman & Frydryk was present to represent the applicant. Bill Crocker from Crocker Builders was present, as well as landowners and applicants Jerzy and son, David Sejdera.

Don Frydryk presented the project. He described it as 7500 sq ft building to be used as a main office and garage area for a landscape business and landscaping equipment. The exterior of the site includes 13 parking spaces, 1 ADA space, an outdoor storage area and on-site well and septic systems.

D. Frydryk stated that while he has not formally responded to the vhb peer review memo dated 8/30/21 he has responded to some comments by updating the plan.

John Furman of vhb began to go over his peer review memo dated 8/30/21. A portion of the property is subject to the 200-foot River Front. The northerly portion of the 80'x30' drainage easement is located within the outer riparian zone. This was noted in Conservation Commission comments dated 9/13/21. D. Frydryk stated they have agreed to move the easement out of the jurisdictional area. There was no easement language submitted with the application. The easement must be submitted before the hearing can be closed it cannot be noted as a future condition of approval.

J. Furman stated that the correct peer review fee was not submitted according to the Planning Board Rules and Regs. An additional \$1000.00 needs to be submitted.

J. Furman question the need for a dumpster. D. Frydryk sated that one was added to the plan and the ADA parking space was move closer to the entrance.

J. Furman asked for clarification of the area identified as a paved parking lot at the rear of the building. Will this be for employees and/or landscape equipment? Owner, Jerzy Sejdera, stated that all landscaping equipment will be parked inside the garage when not in use.

J. Furman stated that the area labeled as “future outside sales area” for retail sales to the public will affect the traffic counts as well as the status of the well as it could potentially need to be regulated as a public water supply. D. Frydryk stated they would remove the notation from the plan and would bring this back for Board approval should they want to pursue retails sales in the future.

J. Furman discussed the need for a Lumen Plan and a list of hazardous materials used on site. Bill Crocker confirmed that there will be 6 exterior light and J. Sejdera stated that there will be no pesticides or chemicals used or stored on site. D. Frydryk stated a hazardous materials statement will be provided.

Abutters need to be added to the Existing Conditions Plan.

J. Furman recommends that a formal Landscaping Plan be submitted. The chain link fence along the westerly property line does not meet the General Landscaping Standard 2 – Business to Business. Further, it needs to be confirmed that the existing tree line along the westerly line meets the requirements of General Landscaping Standard 3 – Business to Residential. M. Marciniac stated that he conducted a site visit and that the tree lined drawn on the plan does not appear to match what was seen on site. Additionally, some larger trees have already been cut down. L. Leduc asked that the significant trees be marked out in the field, so it is clear what is being removed and what is staying. The Board requested that some landscaping be added around the building.

J. Furman went over the Stormwater review portion of his memo. He noted that the dates for inspections need to be updated and that the rip-rap spreader in the south easterly corner of the property will overflow onto Route 20. This will need to be approved by Mass DOT for them to issue their permit.

Two members of the public were present who live on Baptist Hill Road. They are interested in the viewing the landscaping plan once it is submitted.

A motion to continue the hearing until 10/4/21 at 7:30pm was made by N. Czech, seconded by K. Burns. The motion passed 4:0.

7:53pm - Member, K. Burns left the meeting.

III. New Business:

8/30/21 Minutes:

A motion to approve the minutes as written was made by N. Czech, seconded by J. Florence. The motion passed 3:0.

Abutting Town Notices were distributed to the Board for their review.

Knox Pond Construction Report #166

A motion to acknowledge receipt was made by N. Czech, seconded by J. Florence. The motion passed 3:0.

Environmental Notification Form (ENF) – Roger Reed Fish Hatchery Dam Pipeline Replacement

The Board received copies of the ENF via Dropbox. A motion to acknowledge receipt was made by N. Czech, seconded by J. Florence. The motion passed 3:0.

Minor Amendment: Cell Tower – 26 Robinson Road

A plan set and email dated 9/10/21, describing the work, was submitted by Rich Zajac, Site Acquisition Specialist, of Crown Castle. L. Leduc read the email into the record. The proposed work consists of 3 new antennas being installed by Dish Wireless at level 98' and a new 5'x7' ground equipment platform within the existing fenced compound to hold an equipment cabinet and other ancillary equipment.

A motion to approve the minor amendment was made by N. Czech, seconded by J. Florence. The motion passed 3:0.

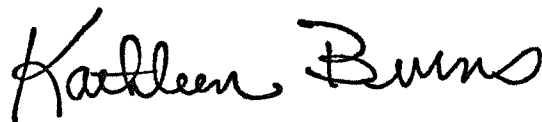
V. Town Planner Update: Federal Communications Act approval of PTC antennas, Positive Train Control system technology.

L. Leduc explained the recent interest from CSX to install a cell tower off Park Street for the purposes of gaining access to PTC technology which allows for remote stop of a runaway train, train to train communications and for someone on the ground to communicate with a train. CitySwitch, the Owner of the tower, wants to install the tower high enough (190') to also meet the needs of traditional cell providers. More research needs to be done by the CSX attorney to find out what the necessary minimum height of the tower must be to satisfy the technical requirements of the PTC antenna. The parcel on Park Street is too narrow to meet the fall zone or setback requirements.

Next Meeting Date: 10/4/21

Adjournment

A motion to adjourn the meeting at 8:30 pm was made by N. Czech, seconded by J. Florence. The motion passed 3:0.



Kathleen Burns, Clerk