

Palmer Planning Board

Planning Board Meeting Minutes

Monday, September 26, 2016

I Call to order

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, September 26, 2016 in the Town Administration Building Meeting Room. Present were Norman Czech, Paul Burns-Johnson, and Kathleen Burns. Thomas Skowyra was absent. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

SPA & SP Dollar General, LLC

The applicant, Palmer DG, LLC , is a seeking Special Permits and Site Plan Approval as required by sections 171.28, 171.29, & 171.62; a Special Permit as required by section 171.69, Water Supply Protection District, and a Special Permit as required by section 171.95 D (2)(d) to allow a reduction for parking space requirements, for the construction of a retail establishment selling general merchandise and all other Site Plan improvements at the property located at the 2 Breckenridge Street, Palmer MA. This parcel is also known as Assessors Map 56, Lot 24.7:00PM

N.Parker read public meeting notice

Present representing applicant was their engineer, Austin Turner and Matt Bombaci of Bohler Engineering, and Andrew Bebolo of Liscotti Development.

The applicant is seeking a site plan approval for a 9,100 square foot building for the retail space for a Dollar General store. They stated that they are currently working with DOT to secure a curb cut for access along Park Street. They also propose a second access through Breckenridge Street. Driveway “flare” access was designed for emergency and delivery purposes. Deliveries will be done by the typical WB67 tractor trailers, and are at the establishment for approximately 30 minutes.

7:10PM T.Skowyra joined meeting

The store is proposed to be open 7 days a week from 8:00AM-10:00PM. There are 31 parking spaces proposed with a special Permit requested for a reduction in required parking. Due to historical and observational data they collected, the applicant feels only 13-25 spaces are warranted.

The applicant proposes 78% impervious surface. They also spoke about the culvert and historical water issues at the corner of Breckenridge and Park Street.

Roof runoff and pavement stormwater will be treated by removing sediment floatables and hydrocarbons via hooded catch basins and sent to a large sub surface stormwater infiltration gallery under parking lot in a fully enclosed chamber. It is able to control the enter and exit rates of the

stormwater from proposed inlets in the northeast corner of parcel, in essence reducing volume, helping relieve the current conditions. Depressions at both sides of the driveway lead to sediment fore bays for runoff from Route 20. There is a berm at the end of the driveway to keep water on site.

Applicant proposes to tie into existing utilities at the site. Preliminary discussions showed that as a low generator of water, Dollar General should have no impact on utilities. There are 12" sanitary laterals they will tie in to on Breckenridge.

Lights are dark sky compliant, downcast and shielded. The applicant states that the lighting is suitable for the property, without spilling over onto neighboring properties. Some level of light may spill onto road from driveway due to the necessity of driveways being properly lit for safety purposes. There will be security lighting at night.

Above ground private propane system is proposed.

John Furman, of vhb went over his review dated September 26. He stated a correction within the review stating that he was misinformed and there actually is Wetland jurisdiction on the property. An RDA was filed in April but stated that they were informed not to go to the hearing by the agent. It was strongly suggested that they speak with the conservation agent as soon as possible. Applicant stated that they will follow up first thing in the morning.

He stated that a seal from a registered architect was missing and needs to be included in the submission. He also stated that the existing conditions plan does not include any municipal easements. Three possible easements need to be addressed, water line, culvert on Breckenridge and 30' max curb cut, as it exceeds to maximum allowed by MassDOT commercial driveways. The Board stated that the water department is a separate entity and they need to contact them directly. Special Permit is requested for a reduction in parking. It was recommended to applicant to add 6 spaces at the rear of the property. There is no need to stripe them but have them there for later use to comply with ordinance.

It was also noted to heck wall packs for shielding as it wasn't immediately clear.

Landscaping should comply with business to business ordinance.

Parking spaces are proposed in the front yard of the structure. In the ordinance it is stated that where feasible, all parking shall not be in the front. There are 4 spots proposed in the front yard setback. It was recommended that the applicant change the location, as their position requires backing out into main drive aisle. Parking spaces should also be reduced from 9' X 20' to 9' X 18' as required.

The plan shows snow storage on top of landscaping and should be relocated to a more realistic spot. There was discussion on possibly having traffic turn right only on to Park Street as to not impede traffic. The applicant stated that they would look into it.

Traffic memo was submitted and distributed to the Board from Juliette Loche, of vhb dated September 22, stating that a full traffic impact analysis was not necessary for this project but additional information should be provided considering this is a new development site, such as sight distance and walkability to project

J.Furman reviewed his Stormwater plan dated September 26. And operation and maintenance agreement needs to be submitted. The Board stated we could provide a sample if necessary. The

operation and maintenance needs to be converted into an agreement. Stormwater inspections need to be provided at the pre- construction meeting and will be a condition of approval. Construction entrance should be added to the plan. Anti- tracking practice should also be followed. The stabilization measures on the plan say 45 days and should be corrected to say 14 days. A waiver of a licensed soil evaluator should be formally requested. A performance guarantee of \$2,000.00 a year for 5 years should be submitted at or before pre construction hearing, a \$10,000.00 bond or cash. A copy of the SWPP and permit # should be submitted to the Board for their file.

The Board opened the comments up to the public.

Jeremy Griswold of 17 Cleveland Street stated that water is actually coming in from Breckenridge Street and Cabot Street neighborhoods and backing up on to property. He also stated that traffic is an issue and a traffic light should be put in due to many accidents on site.

Charlann Griswold, of 45 Cleveland Street was concerned with the lighting, and requested landscaping put in around dumpster.

Kathy Pelletier, current owner of 2 Breckenridge Street, stated that she would like to see building architecture look pleasing and not boxy.

Motion was made to continue to October 17, 2016 at 7:00PM by Paul Burns-Johnson. Seconded by K.Burns. Motion passed (5:0)

9:00PM Home Occupation, Rosenbaum

The applicant, Bruce Rosenbaum, is seeking a Special Permit under sections 171.28-Special Permit and 171.81-Home Occupation of the Palmer Zoning Ordinance for the operation of a gallery/art studio including design/educational classes. The property is located at the former St. Mary's Church, 4080 Main Street, Thorndike, MA and is also known as Assessors Map 82 Lot(s) 6 & 7. N.Parker read the public hearing notice.

Don Frydryk, of Sherman & Frydryk Engineering, representing applicant, who was also present, reviewed the project. He went over the requirements of a home occupation and showed how they were met.

The applicant proposes to live and work out of this location. He stated that his work, Steampunk Art, is a fusion of history, art and technology. He stated that the gallery will not be open to the public other than shows or invitation. Hours of operation were requested to be extended to 11:00PM. After discussion regarding type of business that it is along with neighborhood consideration, operating hours were then extended to 9:00AM- 11:00PM, Sunday through Saturday. It was also stated that the Special Permit must be renewed after one year in operation.

Motion was made to grant Home Occupation Special Permit by N.Czech. Seconded by K.Burns. Motion passed (5:0)

JT Brown Earth Removal continued from August 29, 2016

Present was applicant's representative, Robert Lemaitre.

He stated that the parcels have been consolidated by deed, and will provide the Board certificate of recording as required by the Board.

Two wells have been added to their 2016-2017 plan to reflect compliance with 1 boring/test pit per acre.

A waiver of Stormwater televising and waiver of Stormwater Bond were requested.

The applicant sent in their revised plans before the Board's engineer had a chance to review so the Board stated that the hearing would have to be continued to a later date.

Motion was made to continue hearing to October 3, 2016 at 6:45PM by K.Burns. Seconded by P.Burns-Johnson. Motion passed (5:0)

Knox Pond Construction Report #107

Motion was made to acknowledge receipt of report by N.Czech. Seconded by K.Burns. Motion passed (5:0)

Letter from Andrew Golas, Re: Site Plan for Class II for Kelly Doyle

A letter was copied to the Board from the Town Managers office, dated September 6, 2016 regarding an existing Class II in town. Kelly & Wayne Doyle, owners of Payless Auto, was requesting a change in address for her Class II license. It was stated to Mr. & Mrs. Doyle that to conduct a class II a Site Plan needs to be issued.

Motion to acknowledge receipt of letter made by N.Czech. Seconded by P.Burns- Johnson. Motion passed (5:0)

Minutes

August 29, 2016

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

September 12, 2016

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

The CPTC schedule was distributed to the Board for their information

III Town Planner Update

A revised Complete Streets Policy with notes was distributed to the Board and discussed. L.Leduc stated that it needs to be in by May of 2017 for next year funding. A lot of research was done to make it tailor to Palmer including the necessary language.

The Board stated they will look at the revised policy and discuss further att the next regular meeting.

IV Adjournment

Motion was made to adjourn at 10:00PM by P.Burns-Johnson. Seconded by T.Skowyra. Motion passed (5:0)

Kathleen Burns, Clerk