

Palmer Planning Board

Planning Board Meeting Minutes

Monday, September 28, 2015

I Call to order

Chairman Michael Marciniec called the meeting to order at 7:00PM on Monday, September 28, 2015 in the Planning Department office. Present were members Norman Czech, Kathleen Burns, Thomas Skowyra and Andrew Golas. Also present was Town Planner, Linda Leduc, and Nicole Parker, recording minutes.

II New Business

Public Hearing

Kelder Cat Kennel

N.Parker read public hearing notice.

Present was applicant and parcel owner, Deborah Kelder.

Applicant stated that she is requesting to construct a 7 room boarding kennel attached to a garage. She stated that she would have a maximum of 21 cats, or seven cat families.

She stated that there is no ground sign proposed, no sale of any goods, and hours of operation will be Monday-Sunday, 8AM-6PM. Ms. Kelder stated there will be some occasional later pick-ups.

There is to be no outdoor space for cats to go, and no deliveries. Exterior lighting is proposed on garage door and entry door only.

Abutter, Paul Teixeira, of 2130 Baptist Hill Rd, stated his concern over trash removal and smell, and whether there'll be running water, and whether traffic will be a nuisance.

Applicant stated that she has proper trash receptacle with lid, with curbside pickup. She will not have running water, but a portable water cooler. She stated that she is the only employee. There will not be a lot of traffic. The maximum is seven families and she doesn't anticipate them coming all at once.

Mr. Teixeira also stated he was concerned the business would expand, ie. Grooming. The Board stated that this is a Home Occupation Special Permit for stated kennel use only, and any others would need to be applied for. It was also noted by the Board that the applicant must come back in one year to get a renewal so any issues or concerns that may arise can be taken up then.

The Board inquired to the construction timeline. Applicant stated that construction should begin this fall and hopes to be open for business in December 2015.

Motion was made to approve Special Permit for one year by A.Golas. Seconded by T.Skowyra. Motion passed (5:0)

Zoning Article Supporting Reform

A newspaper article was distributed to the Board regarding support for zoning reform.

Knox Pond Construction Report #95

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

SANR Palmer Paving

Motion was made to approve SANR by N.Czech. Seconded by K.Burns. Motion passed (5:0)

Minutes, July 6, 2015

Motion was made to approve minutes as amended by A.Golas. Seconded by N.Czech. Motion passed (5:0)

Withdrawal Letter from Sherman & Frydryk Re: Old Warren Rd Earth Removal

A letter was sent to the Board dated September 22, 2015 requesting the original application submitted on September 15, 2015 be withdrawn without prejudice, due to the fact they needed an updated site plan with a combined lot for the application to be considered.

Motion was made to acknowledge receipt of letter and approve withdrawal without prejudice by N.Czech. Seconded by K.Burns. Motion passed (5:0)

Breton Subdivision Extension Request

K.Burns went to site and took pictures. Photos show that there is processing of stone on site. It was noted that processing is only allowed in Industrial zones. The Board stated that the applicant must cease processing on site before any extensions can be considered.

Motion was made to write letter to applicant stating that processing machinery and activity must cease before and extension can be considered by A.Golas. Seconded by N.Czech. Motion passed (5:0)

III Board Member Comments

M.Marciniec read letter from new DPW Director Gerald Skowronek, dated September 28, 2015 directed to resident Sherry Ashe – Dunn, informing her of her violation of the illicit discharge from her property and measures to correct it.

The Citizen Planner Training Collaborative (CPTC) fall workshop schedule was distributed to the Board for their information.

IV Adjournment

Motion was made to adjourn at 8:00PM by T.Skowyra. Seconded by K.Burns. Motion passed (5:0)

Andrew M. Golas, Clerk