

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, May 8th, 2023**

I. Call to Order

Chairman Mike Marciniac called the meeting to order at 7:00 PM on Monday, May 8th, 2023, in the Police Station Meeting Room. Vice Chairman Norman Czech, Clerk Kathy Burns, Member Michael Dee was present. Member Timothy Cienciwa was present electronically. Also present was Town Planner Linda Leduc.

Public Hearings:

7:00 pm - Baptist Hill Solar: Continued from 1/9/23, 2/13/23, 3/6/23 and 4/3/23: The applicant, SunE Solar XVI Manager LLC, is seeking a major amendment to the Site Plan as required by §171.129 to amend aspects of the Stormwater system as well as landscape buffers on the property located at 2189 Baptist Hill Road. This parcel is also known as Assessor's Map 11, Lot 30.

7:15 pm - ADMmass 4, LLC (Green Gold Group)- SP/SPA: Continued from 12/5/22, 1/23/23, 2/27/23, 3/20/23 and 4/24/23: The applicant, ADMmass 4, LLC is seeking a Special Permit and Site Plan Approval as required by sections 171-28, 171-29, 171-124, to redevelop the existing building to conduct marijuana retail sales on the property located at 1140 Thorndike St, Palmer, MA. This parcel is known as Assessor's Map 65, Lot 8.

New Business:

- Meeting Minutes: 4/24/2023
- Abutting Town Notices
- Interest Allocation Report

Old Business:

- **Liberty Plaza** – Minor amendments to the Site Plan and off-site parking improvements

Board Member Comments:

- Masterplan Implementation Committee Update

Town Planner Update:

- One-Stop Grant Letter of Support

Next Meeting Date: May 22, 2023 & June 5th, 2023

II. Public Hearing:

7:00 pm - Baptist Hill Solar: Continued from 1/9/23, 2/13/23, 3/6/23 and 4/3/23:

The Chairman informed the Board that the applicant requested a continuance. He read the letter dated 5/4/23 into record.

N. Czech made a motion to continue the hearing to 6/5/23 at 7:00pm. M. Dee seconded. The motion passed 5:0 via roll call vote.

Interest Allocation Report:

The report was available in the Dropbox for review.

Abutting Town Notices:

The abutting town notices were available in the Board's dropbox for review.

Town Planner Update

One-Stop Grant Letter of Support

L. Leduc stated she is working on a MassWorks Infrastructure Grant for funding of a new siphon on Thorndike Street. She explained that the letter of support from the Board is necessary to facilitate the submittal of the grant request.

N. Czech made a motion to approve the letter of support. K. Burns seconded. The motion passed 5:0 via roll call vote.

7:15 pm - ADMass 4, LLC (Green Gold Group)- SP/SPA: Continued from 12/5/22, 1/23/23, 2/27/23, 3/20/23 and 4/24/23:

Present were James McMahon and Peter Engal of McClure Engineering. Also present via GoToMeetings was John Furman of VHB.

J. McMahon stated changes that were made to the site plan include, adding a turning lane on Lawrence St, the addition of a crosswalk and sidewalk, as well as the driveway entrance has been moved to the West further down the lot on Lawrence St.

He stated the redesigned parking area has 14 parking spaces, which is more than the required 9 spaces due to zoning regulations. He then stated that trees that had to be removed due to grading, driveway relocation and site distance will be replaced.

He then stated that the sidewalk is on their private property to gain access from public sidewalk on RT 32 to ADA ramp attached to the building.

He discussed that there will be tint on the windows to prohibit the view into the building.

He then brought up the ADA ramp to the crosswalk may need easement to the Town due to a small area being on private property.

J. Furman of VHB stated he had nothing more to add and the applicant met all the required criteria. There was then discussion regarding the number of special permits the Town is allowing. It was then brought up that the Attorney for the previously issued permit, Kali Cannabis, corresponded via email regarding this potentially being the 4th special permit the Town will issue. There was concern with their attorney how a policy was approved "to establish a special permit as dictating factor in determining retail licenses".

Discussion continued.

It was then stated that the three requested waivers were approved at the last hearing.

A motion to approve the special permit was made by K. Burns, seconded by N. Czech. The motion passed 4-1 via roll call vote, with M. Dee voting against.

A motion to approve the site plan was made by N. Czech, seconded by M. Dee. The motion passed 5-0 via roll call vote.

Old Business:

Liberty Plaza:

M. Marciniac stated the applicant is looking to modify the site plan for phase 1 and phase 2. He then went over the changes being requested. It was then stated that discussion with Libery Plaza,

VHB and any necessary town officials needs to occur prior to approving any minor amendments. It will be placed on the next agenda.

Adjournment

A motion to adjourn the meeting at 8:20 pm was made by N. Czech, seconded by M. Dee. The motion passed 5-0.



A handwritten signature in cursive script that reads "Kathleen Burns". The signature is written in black ink and is positioned above a horizontal line.

Kathleen Burns, Clerk