

Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, January 3rd, 2022

**I. Call to Order**

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, January 3rd, 2022, in the Town Hall Meeting Room. Chairman Mike Marciniac, Vice Chair Norm Czech, Clerk Kathy Burns and member Jeff Florence were present. Tom Skowyrza was absent. Also present was Town Planner, Linda Leduc, and Senior Clerk Rebekah Wright recording minutes.

**II. 7:00 pm – Discussion with Terry Smith**, Dept of Fish & Game, Office of Fishing and Boating Access on access improvements to Forest Lake for fishing and boating

**III. Public Hearings:**

**7:15 - Zoning Map Amendment** – Amendment to the Zoning Map for a change of zoning districts from the Suburban Residential District to the Highway Business District.

**7:30 pm – Zoning Map Amendment** – Amendment to the Zoning Map for a change of zoning districts from the Rural Residential and Suburban Residential Districts to the Highway Business District.

**III. New Business:**

- SANR Plan – Brandon Rock, 41 Fuller Road – Lot Reconfiguration Plan
- Marijuana Establishments Ordinance amendments
- Zoning Enforcement Cease and Desist Orders – Stimson Street, Gate Street
- Results of Cell Mapping Survey
- Conflict of Interest Forms
- Knox Pond Construction Report # 168
- Meeting Minutes: November 15, 2021
- Abutting Town Notices
- Interest Allocation Report

**IV. Town Planner Update**

**7:00 pm – Discussion with Terry Smith- Forest Lake**

Terry Smith of Massachusetts division of Fishing and Boating as well as Joe Rogers from the division of Fisheries and Wildlife were present.

T. Smith began by introducing himself and J. Rogers. He stated they were here today to receive support from the town on a project at Forest Lake. He then explained that the State, division of Fisheries and Wildlife, had acquired land on the east side of Forest Lake in 2019. He explained that there are plans to create/update access for boating and fishing on the eastern shoreline of the lake, in the form of a 100x120 square foot area including a parking area as well as boat launch. There was recent approval of funding to improve on-site parking at the location. T Smith explained that the lake is a large spot which the public uses recreationally.

He stated that there a topographical site survey with wetland delineation has been done.

He stated that by the end of FY22 there should be enough money to begin construction of the parking area, followed by boat launch. They are hopeful to have all areas constructed within one year.

He then stated that as of now there has been about \$500k invested, through acquisition, demolition and hazardous waste cleanup.

The temporary car top access that was recently put in will be removed and reclaimed to the beach.

After brief discussion, a motion to support the project being completed was made by N. Czech, seconded by J. Florence. The motion passed 4:0.

## **II. Public Hearings:**

### **7:15 pm- Zoning Map Change – 6 parcels off Ware St and Breckenridge from Suburban Residential to Highway Business**

R. Wright read the public hearing notice. A motion was made by N. Czech for the Planning Board to recommend support of the zoning map change to the Town Council, seconded by J. Florence. The motion passed 4:0.

### **7:30pm - Zoning Map Change – 6 parcels off High St, French St, Walnut St and Converse St from Suburban Residential to Highway Business**

A motion was made by N. Czech for the Planning Board to recommend support of the zoning map change to the Town Council, seconded by K. Burns. The motion passed 4:0.

## **III. New Business:**

### **SANR – Brandon Rock, 41 Fuller Road - Lot Reconfiguration**

The Board reviewed the Lot Reconfiguration Plan for lots off Fuller Road. A motion to approve the SANR plan was made by N. Czech, seconded by J. Florence. The motion passed 4:0.

### **Marijuana Establishments Ordinance Amendments**

L. Leduc briefly discussed the changes that were made to the Marijuana Ordinance, stating that most were grammatical. A few “uses” were added. She stated that it might be necessary to undergo zoning amendments, which will be brought up to Town Manager Ryan McNutt, and suggested that the Town Council be the proponents for any zoning amendments. L. Leduc stated she will follow up with R. McNutt on how to proceed with these changes.

### **Zoning Enforcement Cease and Desist Orders – Stimson Street, Gate Street**

L. Leduc briefly discussed the two cease and desist orders for Stimson and Gates St, issued by the Zoning Enforcement Officer

### **Results of Cell Mapping Survey**

L. Leduc briefly explained the results of the Cell Tower mapping project that was completed in town. It was stated that there are a few spots in Town that are severely lacking quality cellular service, particularly Bondsville and Three Rivers. She will follow up with R. McNutt on how to proceed with these results and what can be done to help.

### **Conflict of Interest Forms**

The Conflict of Interest forms were previously issued to the Board members. It was explained they need to be completed.

**Knox Pond Construction Report # 168**

A motion to acknowledge receipt was made by J. Florence, seconded by K. Burns. The motion passed 4:0.

**Meeting Minutes of 11/15/21**

A motion to approve the minutes as written was made by J. Florence and seconded by K. Burns. The motion passed 4:0.

**Abutting Town Notices & the November Interest Allocation Report** were distributed to the Board for their review.

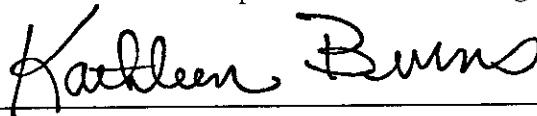
**Next Meeting Date:** Tentatively 1/24/22

**Adjournment**

A motion to adjourn the meeting at 8:45 pm was made by N. Czech seconded by K. Burns. The motion passed 4:0.

**Town Planner Update**

L. Leduc stated that the full time Conservation Agent position was filled by Sarah Fortune, who was previously the Interim Agent. L. Leduc is now responsible for overseeing the Conservation Office as well.



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Kathleen Burns, Clerk