

**Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, November 7th, 2022**

**I. Call to Order**

Chairman Mike Marciniac called the meeting to order at 7:00 PM on Monday, November 7th, 2022, in the Town Hall meeting room. Vice Chairman Norm Czech, Clerk Kathy Burns and Member Michael Dee were present. Also present were Town Planner, Linda Leduc, and Administrative Assistant Rebekah Wright recording minutes.

**Public Hearings:**

**7:00 pm: Finding 171.83K:** The applicant, Nicholas Beaudoin, is seeking a Finding under section 171.83K for the alteration of a pre-existing non-conforming structure or use other than a one-family or two-family dwelling at the property 1624 Park Street Palmer MA. The applicant proposes to use the lot for his electrical contracting business for storage, as well as office space and residential use. This parcel is also known as Assessor's Map 2, Lot 78.

***New Business:***

- Quabbin Valley Eye- Courtesy Letter
- Bluewave Solar- Sound Letter
- CPTC Training Workshops
- Meeting Minutes: 10/3/22 & 10/17/22
- Abutting Town Notices
- Interest Allocation Report

***Old Business:***

***Board Member Comments:***

- Masterplan Implementation Committee Update

***Town Planner Update:***

***Next Meeting Date(s):***

**11/21/22:** 7:00 - Liberty Plaza: Continued from 10/3  
7:30 - Green Adventures: Continued from 10/3  
7:45- Kali Cannabis, LLC  
**12/5/22:** 7:00 - 111b Breckenridge: Continued from 9/12

**II. Public Hearing:**

**7:00 pm: Finding 171.83K-** Beaudoin Electric:

Chairman M. Marciniac opened the hearing at 7:02pm. Administrative Assistant Rebekah Wright read the public hearing notice.

The applicant, Nick Beaudoin, introduced himself and explained his proposed project to the Board. He stated he will remove the illegal apartments in the main building, and convert the space to an office for his electrical contracting business. He will be bringing everything back up to regulation. He stated there is a flooring epoxy company existing on site, and they will remain there and rent from him.

M. Marciniac asked him to clarify there will be two businesses on site. N. Beaudoin stated yes there always has been.

M. Marciniac asked about the curb cut on another property. N. Beaudoin explained his attorney at the time of purchase stated there is a prescriptive right to use the entrance.

There was discussion regarding runoff from his property, and paving certain areas.

DPW Director Matt Morse sent an email regarding his concerns about Stormwater running onto Park St.

It was then discussed that the parking plan on site can be amended and resubmitted to the Board to reflect the suggested changes, such as pave the two entrances (40') and install a reverse grade crown, as well as remove 4 spaces and add plantings. The new plan must be submitted by 12/18/22, with the site being complete and in compliance by 9/30/23.

**A motion to approve the finding was made by K. Burns, seconded by M. Dee. The motion passes 4-0.**

**A motion to accept the inapplicability of a Stormwater permit was made by N. Czech, seconded by M. Dee. The motion passes 4-0.**

#### **Quabbin Valley Eye- Courtesy Letter**

L. Leduc explained to the Board that the office received a letter from Quabbin Valley Eye Care stating that Dr. Wolf is selling his practice to Quabbin Valley Eye and will be moving Downtown.

**A motion to acknowledge receipt of the letter was made by N. Czech, seconded by M. Dee. The motion passes 4-0.**

#### **Bluewave Solar- Sound Letter**

L. Leduc informed the Board that a letter from Bluewave Solar regarding sound was received.

**A motion to acknowledge agreement with the process and to proceed was made by N. Czech, seconded by M. Dee. The motion passes 4-0.**

#### **CPTC Training Workshops**

L. Leduc informed the board there are workshops available through CPTC, and if anyone is interested they can sign up.

#### **Meeting Minutes: 10/3/22 & 10/17/22**

**A motion to approve the minutes of 10/3/22 as written made by N. Czech, seconded by M. Dee. The motion passes 4-0.**

**A motion to approve the minutes of 10/17/22 as amended was made by N. Czech, seconded by K. Burns. The motion passes 4-0.**

#### **Abutting Town Notices & Interest Allocation Report:**

The abutting town notices and interest allocation report have been provided to the board via Dropbox.


#### **Town Planner Comments:**

L. Leduc stated that Josh Bromage of Easthampton Cider Project will be hosting tasting hours on Sundays 12-4.

**Next Meeting Dates: 11/21, 12/5, 12/19**

**Adjournment**

A motion to adjourn the meeting at 8:16 pm was made by N. Czech, seconded by K. Burns. The motion passed 4-0.

  
Kathleen Burns, Clerk