

Palmer Planning Board
Planning Board Meeting Minutes
Monday, March 1st, 2021

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, March 1st, 2021, virtually via Zoom. Present were members Kathy Burns, Norm Czech and Jeff Florence. Tom Skowrya was absent. Also present were Town Planner Linda Leduc and her Administrative Assistant Rebekah Wright recording minutes.

II. Public Hearings:

7:00pm: JT Brown Nominee Trust

7:15pm: CVS- Poyant Signs

7:45pm: Renaud- Scenic Road SP

8:00pm Discussion on Stormwater Ordinance with Angela Panaccione and Ryan McNutt

III. New Business

- Meeting Minutes: February 1, 2021
- vhb Contract Renewal
- Abutting Town Notices
- Interest Allocation Report
- Reply Letters to/from Peter Geer, QVCC

JT Brown Nominee Trust:

M. Marciniac opened the hearing at 7:00pm. Senior Clerk Rebekah Wright read the public hearing notice. Present were, the applicant Jason Brown, Don Frydryk of Sherman and Frydryk, and John Furman of vhb.

D. Frydryk went over the proposed operating plan.

J. Furman began by discussing his review memo to the board dated February 23rd from vhb.

He stated this is the last year of a 3rd year plan. He also stated that wells need to be added to the existing conditions plan. The truck number and route are the same as previous. The total operating area is 3.1 acres. He also stated that the 2020 operating area was not excavated, but will be in future plan for 2022-2023. He stated the two waivers being requested were 11.7.i Boring test pit and 171.29 section D 4(h) specific landscape plan.

After discussing with the board J. Brown then requested to crush and screen stone for another 60 days, until May 1st, 2021.

There was then brief discussion on invasive species management on site.

A motion to grant both requested waivers was made by N. Czech, seconded by J. Florence. The motion passed 4:0.

A motion to grant the special permit was made by N. Czech, seconded by J. Florence. The motion passed 4:0.

A motion to grant the verbal request to crush & screen stone on site until May 1st, 2021 was made by N. Czech, seconded by K. Burns. The motion passed 4:0.

CVS- Poyant Signs

Chairman M. Marciniac opened the hearing at 7:44pm. R. Wright read the public hearing notice. Present on behalf of Poyant Signs was Gary McCoy.

He explained that all stores are updating signage to have the new logo. He explained that CVS has a Health Hub (minute clinic) and new signs will incorporate that as well as other minor changes.

He stated that an additional 16 sq. ft. overall included in sign size. He then stated that the free standing sign will just get plastic updates not making any area changes.

M. Marciniac then asked if there will be any change in lumens. G. McCoy stated that the lighting is currently high voltage neon but will be replaced with low voltage LED lighting. M. Marciniac stated it will be hard to make a decision without lumen plan to which G. McCoy stated that he can provide one.

M. Marciniac then stated that landscaping is not in compliance with current site plan. There was a tree cut down, and fencing is in disrepair. G. McCoy stated that landscaping and fencing will be addressed.

It was stated that there will be conditions in order to grant the special permit.

1: A preconstruction meeting prior to rebranding in April will be held and will discuss site plan issues.

2: There will be no change to sign # 8

3: A lumen plan must be submitted prior to preconstruction meeting.

A motion to grant the special permit was made by N. Czech, seconded by J. Florence. The motion passed 4:0.

Renaud- Scenic Road SP

Chairman M. Marciniac opened the hearing at 8:16pm. R. Wright read the public hearing notice.

After brief discussion a motion to grant the special permit was made by N. Czech, seconded by J. Florence. The motion passed 4:0.

Discussion on Stormwater Ordinance with Angela Panaccione and Ryan McNutt

Chairman M. Marciniac opened the floor at 8:22pm to Angela Panaccione, Conservation Agent and Stormwater Coordinator, as well as Ryan McNutt, Town Manager.

A. Panaccione presented new ordinance and regulations. She stated she is working with the Central MA Regional Stormwater Coalition and Pioneer Valley Planning Commission's consultant Arcadius to combine ordinance into one document.

She also stated that the authorized enforcement agency will no longer be Planning Board, and will now be Stormwater Coordinator.

There was robust discussion had after initial introduction of topic. Follow up discussion was recommended.

IV. Old Business

Meeting Minutes: 2/1/21

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

Abutting Town Notices and Interest Allocation Report were distributed to the Board previously via E-mail.

Vhb Contract Renewal

A motion to renew the contract with vhb was made by K. Burns, seconded by J. Florence. The motion passed 4:0.

Quaboag Valley Co-Op Letter

A motion to acknowledge receipt of the letters to and from Peter Geer was made by N. Czech, seconded by J. Florence. The motion passed 4:0.

Master Plan Update:

M. Marciniac briefly stated that a draft implementation plan is being worked on.

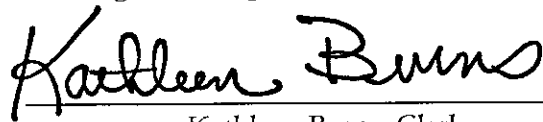
Town Planner Update:

L. Leduc stated that there is continued interest in marijuana licenses, however all three agreements are filled. She stated that R. McNutt will bring the topic to expand from 3 to 5 licenses to town council.

Next Meeting date: March 15th, 2021

Adjournment

A motion to adjourn the meeting at 10:04 pm was made by K. Burns, seconded by N. Czech. The motion passed (4:0).



Kathleen Burns, Clerk