

Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, March 15th, 2021

**I. Call to Order**

Chairman Michael Marciniac called the meeting to order at 7:00PM on Monday, March 15th, 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:**

7:00 pm: Sherwood Lumber

7:30 pm: Silver Therapeutics

**III. New Business:**

- Letter of Interest- Soul Revival- 1368 Main St Suite 2 Palmer MA 01069
- Knox Pond Construction Report #160
- Meeting Minutes: 3/1/21
- Abutting Town Notices
- Interest Allocation Reports

**IV. Old Business:**

- Minor Amendment: Dumplin Brook Solar- Sykes St
- Minor Amendment: Peterson Road Cell Tower
- Master Plan Update

**V. Town Planner Update: Stormwater Ordinance Update**

**Sherwood Lumber:**

M. Marciniac opened the hearing at 7:00pm. Senior Clerk Rebekah Wright read the public hearing notice. Present were Luke Showalter and Bryan Balicki, of Sage Engineering, Brian Nunes, of Sherwood Lumber, and John Furman of vhb.

L. Showalter began by presenting the proposed site plan. He stated that the proposed storage building will have sewer, water and electric services. He stated that a portion of the front of the building will be paved for forklift access. He stated that for Stormwater management will capture roof runoff and impervious surface water and be treated via underground infiltration trench system that runs around the building before being discharged. He then stated that all work is outside the 100ft buffer zone and 25 f river front.

J. Furman then went over his previous memo dated 3/7/21.

He stated that the max building coverage under the aquafer protection district needs to be included. He also stated that there is a fire hydrant within 5ft of the building. He also mentioned that the lighting plan needs to be corrected. The utility lines currently require more trees to be cut down. Chairman M. Marciniac stated that the board would not be in favor of cutting more trees. The business should look into relocating lines to avoid more tree cutting.

J. Furman then stated in his memo that trash was blown around all over the property.

B. Nunes responds to that comment by saying they try to do fall and spring cleanup.

J. Furman then showed aerial photos of the property from 2017 and 2018. He stated that between those years, trees in front of the building were cut down. With the trees down, erosion and dust have not been controlled. B. Nunes then responded that the erosion was actually caused by the company creating a footpath during covid to limit individuals coming into the building. They have since changed the protocol and will not be using the footpath. He has struggled to get a contractor to come out and clean the catch basins. He also then stated in regards to the trees that were cut, some were due to National Grid needing access to utility lines and the others were due to weak root systems.

J. Furman then stated that all catch basins need to be cleaned and a separate erosion and sediment control plan needs to be submitted.

It was then stated that design elevations need to be provided. He stated that the comments need to be addressed and the board needs a landscape plan.

It was suggested to continue the hearing.

N. Czech made a motion to continue the hearing to Monday April 5<sup>th</sup>, 2021 at 8pm. K Burns seconded. The motion passed 4:0 via roll call vote.

### **Silver Therapeutics:**

Chairman M. Marciniac opened the hearing at 8:15pm. Senior Clerk Rebekah Wright read the public hearing notice. Present were Jerry Plumb, attorney, Joshua Silver, President and CEO, Brenda McGee and Josh Furcento, partners of Silver Therapeutics.

J. Plumb first spoke on behalf of the applicant, J. Silver, stating that they would like to transfer all Special Permit from New England Recreation and Health LLC to Silver Therapeutics.

J. Silver then spoke about his company and plans. He stated that he has two retail locations already operating in Williamstown and Orange MA, and a third location in Boston that is in the process of opening.

N. Czech made a motion to transfer all permits from New England Recreation and Health LLC, to Silver Therapeutics. J. Florence seconded. The motion passed 4:0 via roll call vote.

### **Minor Amendment: Dumplin Brook Solar- Sykes St:**

Jackie Firstie of Bluewave solar began by introducing the amendments. She stated that it was due to Conservation Commission's comments. She stated that the tree height survey was much taller than modeled so they are requesting more tree cutting, as there would be significant impact on the production of the array.

Kevin McGary, a Physical Engineer at Fuss & O'Neil stated that Conservation Commission issued a negative determination. He then stated that array production in area inside the fence there was a 0.7 acre reduction. The arrays should be shifted east to west away from wetlands. He then stated that the shaded areas are managed with selective cutting, meaning not everything is clear cut.

M. Marciniac asked if there is any change in output.

J. Firstie stated that yes, the kW output is higher due to panel efficiency. She stated that the size of the project and the output are not directly related anymore due to panel efficiency continually improving.

She then stated that they haven't done an updated visual analysis. Array C is about 20+ft higher.

J. Furman then stated his opinion that this is a major amendment rather than a minor. It was discussed that the applicant would most likely submit a new application for a major amendment for site plan, special permit and Stormwater.

**IV. Town Planner Update: Stormwater Ordinance Update**

L. Leduc informed the Board that at the moment the Stormwater Ordinance update is temporarily not a primary focus, and that she would update the Board if anything were to change.

**Letter of Interest- Soul Revival- 1368 Main St Suite 2 Palmer MA 01069**

L. Leduc read the letter sent by Carrie Lavalley to the board.

A motion to acknowledge receipt was made by N. Czech, seconded by J. Florence. The motion passed 4:0 via roll call vote.

**Knox Pond Construction Reports #60**

A Motion to acknowledge receipt of the construction report was made by N. Czech seconded by K. Burns. The motion passed 4:0 via roll call vote.

**Meeting Minutes: 3/1/21**

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

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

**Minor Amendment- Peterson Rd Cell Tower**

M. Marciniac stated that the amendment is to install an emergency generator.

A motion to approve the minor amendment was made by N. Czech, seconded by J. Florence. The motion passed 4:0 via roll call vote.

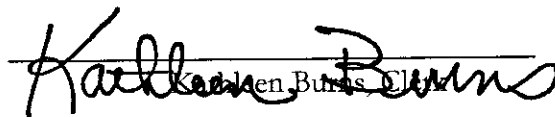
**Master Plan Update:**

M. Marciniac briefly stated that vhb is currently working on a vacant property map to show what is potentially developable in town. He also stated that another public survey will be launch in the coming weeks.

**Next Meeting date:** April 5<sup>th</sup>, 2021

**Adjournment**

A motion to adjourn the meeting at 9:30 pm was made by N. Czech, seconded by K. Burns. The motion passed 4:0 via roll call vote.

  
Kathleen Burns, Clerk