

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, April 3rd, 2023**

I. Call to Order

Chairman Mike Marciniac called the meeting to order at 7:02 PM on Monday, April 3rd, 2023, in the Town Hall Meeting Room. Vice Chairman Norman Czech, Clerk Kathy Burns, Members Timothy Cienciwa and Michael Dee were present. Also present were Town Planner Linda Leduc and Administrative Assistant Rebekah Wright recording minutes.

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: 111b Breckenridge-SPA/SP/SW-Continued from 8/15/22, 9/12/22, 10/3/22, 12/5/22, 1/23/23, 3/6/23 and 4/3/23: The applicant, Oraka Wellington, is seeking a Special Permit and Site Plan Approval as required by section 171.28 site plan and 171.124 marijuana establishment, to renovate a portion of the existing building and to construct an approximate 3,000 sqft marijuana cultivation facility at the property located at 111b Breckenridge St, Palmer MA. This parcel is also known as Assessor's Map 59, Lot 37-1.

7:30 pm: Palmer Motorsports Park: Continued from 1/9/23 & 2/6/23: The applicant, Palmer Motorsports Park, LLC, is seeking an amendment to the special permit (#SP-16-07, #SPA16-07) specifically to amend the language in Condition #10 relative to sound measurements and proper mitigation measures at Whiskey Hill Raceway located at 58 West Ware Road, Palmer. The affected parcels are also known as Assessor's Maps and Lots, 44-33, 49-2, 49-4, 51-1, 52-8.

New Business:

- ANR- Jim Ash Rd- Lot Reconfiguration
- ANR- Main St Bondsville- Lot Reconfiguration
- Meeting Minutes: 3/20/2023
- Abutting Town Notices
- Interest Allocation Report

Old Business:

Board Member Comments:

- Masterplan Implementation Committee Update

Town Planner Update:

Next Meeting Date: 4/24/23

7:00 pm: AdMass (Green Gold Group)- Continuation

7:15 pm: Kali Cannabis- Site Plan Amendments & Finding for Demo & Reconstruction

II. Public Hearing:

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

Chairman M. Marciniac opened the hearing at 7:03pm. The Chairman informed the Board that the applicant has requested a continuance. He then read the continuance request into record.

A motion to continue the hearing to 5/8/2023 at 7:00pm was made by N. Czech, seconded by K. Burns. The motion passed 5-0.

ANR: Lot Reconfiguration- Jim Ash Road, Bondsville

A motion to approve the lot reconfiguration was made by N. Czech, seconded by M. Dee. The motion passed 5-0.

ANR: Lot Reconfiguration- Main St Bondsville

A motion to approve the lot reconfiguration was made by N. Czech, seconded by M. Dee. The motion passed 5-0.

Meeting Minutes: 3/20/23

A motion to approve the minutes of 3/20/23 as written was made by N. Czech, seconded by K. Burns. The motion passed 5-0.

7:15 pm: 111b Breckenridge-SPA/SP/SW-Continued from 8/15/22, 9/12/22, 10/3/22, 12/5/22, 1/23/23, 3/6/23 and 4/3/23

Chairman M. Marciniac opened the hearing at 7:15pm. Chairman M. Marciniac informed the Board that the applicant has requested to withdraw the application without prejudice He then read the request into record.

A motion to grant the withdrawal without prejudice was made by T. Cienciwa, seconded by N. Czech. The motion passed 5-0.

Interest Allocation Report:

None available for review.

Abutting Town Notices:

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

Masterplan Implementation Committee Update

There is no update at this time.

Town Planner Update

There is no update at this time.

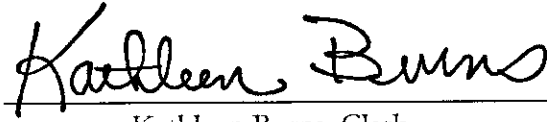
7:30 pm: Palmer Motorsports Park: Continued from 1/9/23 & 2/6/23:

Chairman M. Marciniac opened the hearing at 7:30pm. He went through a brief overview of legal events that have happened since the opening of PMP for the benefit of the newer Board members. L. Leduc read the Board's Attorney Chris Heep's correspondence. He is recommending the Board deny the request to amend condition number 10. After brief discussion the board decided to deny the amendment.

A motion to deny the amendment of condition #10 in SP#16-07 was made by T. Cienciwa, seconded by N. Czech. The motion passed 5-0.

Adjournment

**A motion to adjourn the meeting at 7:51 pm was made by N. Czech, seconded by M. Dee.
The motion passed 5-0**

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

Kathleen Burns, Clerk