

Palmer Planning Board  
Planning Board Meeting Minutes  
Monday, February 7th, 2022

**I. Call to Order**

Chairman Michael Marciniac called the meeting to order at 7:01PM on Monday, February 7th, 2022, in the Planning Department office. Chairman Mike Marciniac, Vice Chair Norm Czech, and member Jeff Florence were present. Member Tom Skowyra and Clerk Kathy Burns were absent. Also present were Town Planner, Linda Leduc, and Senior Clerk Rebekah Wright recording minutes.

**II. New Business:**

- **UNE Automotive** - update to site plan for transfer of Class II license, 46 Wilbraham Street
- **Site Plan Minor Amendment-** American Tower “T-Mobile”-400 Peterson Rd - Tower antenna and equipment cabinet within the fenced compound area
- **Site Plan Minor Amendment-** Dish Wireless – 668 Old Warren Rd- Co-location on the tower and groundwork within the fenced compound area
- **Right of First Refusal-** Land off 129 Sykes Street, Map 18, Lot 22, Michael and Diana Strzemienski
- Department of Fish and Game, Office of Fishing and Boating Access (OFBA) projects – Forest Lake and First Street
- Meeting Minutes: January 24th, 2022
- Abutting Town Notices

**III. Town Planner Update:** Green Communities Grant

**II. New Business:**

**UNE Automotive**

Present on behalf of UNE Automotive was owner Uran-Juev Edgar. U. Edgar introduced himself to the Board and detailed what his plans for UNE Automotive are. He stated that he will be running a reliable used vehicle shop in town. Chairman M. Marciniac suggested to Mr. Edgar that he should look into previous D.E.P disposition from previous owners. M. Marciniac also reiterated that since this is a Class 2 license, bringing Class 3 (car wrecks, salvage etc.) is not allowed.

L. Leduc explained that the amended site plan was mainly focusing on parking, and it was reduced from 33 parking spots to 29.

After brief discussion, N. Czech made a motion to approve the updated site plan, which was seconded by J. Florence. The motion passed 3:0.

**Site Plan Minor Amendment- American Tower-T-Mobile**

M. Marciniac explained to the Board that American Tower is looking to add one equipment cabinet and updating the antenna at 400 Peterson Road.

N. Czech made a motion to approve the minor amendment. J. Florence seconded. The motion passed 3:0.

**Site Plan Minor Amendment- Dish Wireless**

M. Marciniac explained to the board that Dish Wireless will be doing equipment work within the existing compound at 668 Old Warren Road. They will be adding 3 antennas, 6 RRUs, 1 junction box. N. Czech made a motion to approve the minor amendment. J. Florence seconded. The motion passed 3:0.

**Right of First Refusal: Strzemienski land off 129 Sykes St**

N. Czech made a motion that the Board is not exercising right of first refusal. J. Florence seconded. The motion passed 3:0.

**Department of Fish and Game & Office of Fishing and Boating Access:**

*First St-* L. Leduc explained to the Board that she, Sarah Fortune Conservation agent, and Chairman M. Marciniac met with Terry Smith from Fish and Game at the trailhead walkway at First St to discuss an ADA accessible fly fishing pier. Someone approached Terry about providing half the funds needed to construct such pier.

**Meeting Minutes of 1/24/22:**

A motion to approve the minutes as written was made by N. Czech seconded by J. Florence. The motion passed 3:0.

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

Both were distributed to the Board for their review via Dropbox.

**Next Meeting Date:** March 7<sup>th</sup>, 2022

**Board Member Comments:**

L. Leduc stated that Tesla reached out wanting to install 12 EV charging stations at Ocean State.

M. Marciniac stated that both Mint and Silver Therapeutics have been doing work at the sites.

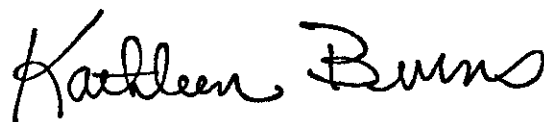
N. Czech stated that 39 Bourne (excessive “junk” on property) doesn’t seem to be cleaned up. L. Leduc stated that ZEO stated that the tenants have been cleaning, but the property owner hasn’t. A letter will be sent if not cleaned up.

M. Marciniac stated that the HCA for Heka has been pulled due to inactivity, which opens up one of 3 agreements the Town has available.

L. Leduc stated that the Town has been awarded a \$200,000 Green Communities Grant. With the grant, Memorial Hall, COA will be updating air source heat pump, Memorial Hall, COA will receive weatherization, and both Palmer High School and Old Mill Pond School will be receiving LED lighting.

**Adjournment**

A motion to adjourn the meeting at 7:52 pm was made by N. Czech seconded by K. Burns. The motion passed 4:0.



Kathleen Burns, Clerk