

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

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:02PM on Monday, March 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. Public Hearing:

- Special Permit- Ground Sign -1479 N. Main St

II. New Business:

- Waiver of Site Plan Approval- 1479 N. Main St- All Paws Pet Salon
- ANR- Lot Division- Fuller Rd
- 39 Bourne St Letter of Violation
- Meeting Minutes: February 7th, 2022
- Abutting Town Notices
- Knox Pond Construction reports #170 & #171
- Interest Allocation Report

III. Town Planner Update: Town Manager Forum- March 8th from 5-8pm

II. Public Hearing:

1479 N. Main St- Waiver of Site Plan & Special Permit for Ground Sign

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

Present on behalf of All Paws Pet Salon were LaKiesha (owner) and Dina Sciarra (her mother/business manager). LaKiesha explained to the board her business plan. She stated that her company consists of grooming one animal at a time, approximately 8-10 animals a day. Her hours of operation are Monday-Friday 8am to 5pm by appointment only. She has owned and operated her business in Auburn MA for the past 10 years.

L. Leduc stated that per the zoning enforcement officer a waiver was necessary due to changing the use of site from commercial to mixed use.

L. Sciarra stated that they will be living upstairs, while the business operates downstairs. There will be separate entrances for both.

N. Czech made a motion to approve the waiver of site plan, which was seconded by J. Florence. The motion passed 4:0.

M. Marciniac stated to the Board that there will be no change in position of the sign that was previously existing on the site. It will be 4 ft by 5 ft. he then stated to the applicant that there can be no flags on the sign.

N. Czech made a motion to approve the special permit, which was seconded by K. Burns. The motion passed 4:0.

ANR- Lot Division- Fuller Road

N. Czech made a motion to approve the ANR. J. Florence seconded. The motion passed 4:0.

39 Bourne St- Letter of Violation

L. Leduc stated that the Zoning Enforcement Officer has been diligently checking in on the property. The tenant on the property has responded appropriately to his violation letter and has cleaned up his “junk”. The owner of the property however has not, and is seemingly bringing more buildup to the property. The ZEO has sent a letter of violation to the property owner.

Meeting Minutes of 2/7/22:

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

Abutting Town Notices & the Interest Allocation Report:

Both were distributed to the Board for their review via Dropbox. A motion to acknowledge receipt was made by K. Burns, seconded by N. Czech. The motion passed 4:0.

Knox Pond Construction Reports #170 & #171:

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

Board Member Comments:

M. Marciniac stated that there was an article in the Daily Hampshire Gazette regarding a local case involving Pelham & Shutesbury in regards to control of solar array systems. Brief discussion followed.

L. Leduc stated that Tuesday 3/8/22 there will be a meeting regarding Economic Development status on underutilized properties in Town. The meeting will be from 5pm-8pm at the Library.

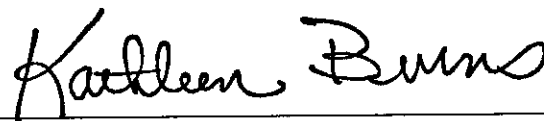
L. Leduc also stated that Lizak’s property on Thorndike Street, next to McDonald’s, is under contract. There is some business interest. She stated that she had a conference call with a developer who stated that there is preliminary plans for a possible restaurant, a drive through and a retail building. Brief discussion followed.

Next Meeting:

April 4th, 2022

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