

**Palmer Planning Board
Planning Board Meeting Minutes
Monday, July 10th, 2023**

I. Call to Order

Chairman Mike Marciniac called the meeting to order at 7:01 PM on Monday, July 10th, 2023, in the Planning Department office. Vice Chairman Norman Czech, Members Shelby Lamothe, Michael Dee and Scott Day were present. Also present was 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, 4/3/23 and 5/8/23:

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- RDL Associates: - The applicant, RDL Associates, LLC, 136 Carmelina Circle, Ludlow MA 01056, is seeking a Special Permit as required by section 171.73 of the Palmer Zoning Ordinance to remove Earth materials for a one year term (2023-2024) from the property located off Palmer Street, Bondsville, also known as Assessor's Map 24 Lot 66.

New Business:

- Minor Amendment: Dumplin Brook Solar - Stormwater Drainage
- Waiver of Site Plan: 1118 Park St
- Board Reorganization
- Meeting Minutes: 6/26/23
- Abutting Town Notices
- Interest Allocation Report

Old Business:

Board Member Comments:

- Masterplan Implementation Committee Update

Next Meeting Date: 7/24/23

Public Hearing:

7:00 pm - Baptist Hill Solar: Continued from 1/9/23, 2/13/23, 3/6/23, 4/3/23 and 5/8/23

Chairman M. Marciniac informed the Board the applicant requested a continuance to the next regularly scheduled meeting in August. He read the request into the record.

S. Day made a motion to continue the hearing to Monday August 7th, 2023 at 7:00pm. N. Czech seconded. The motion passed 5-0.

- **Waiver of Site Plan: 1118 Park St**

The applicant, Sherry Palmer a Licensed Mental Health Counselor, introduced herself and explained that she is already operating in Town, but would like to move to 1118 Park Street for a larger space with better parking for her clients. She has many years of experience and will hold group therapy, with a focus on trauma support.

N. Czech made a motion to ratify the waiver of site plan. M. Dee seconded. The motion passed 5-0.

Minutes:

6/26/23

M. Dee made a motion to approve the minutes as written. N. Czech seconded. The motion passed 5-0.

Abutting Town Notices & Interest Allocation Report

Were available in the Board's dropbox for review.

Board Member Comments:

The Masterplan Implementation committee was discussed briefly. It was stated that a member from the Planning Board is required to be on the MPIC. S. Day stated he may be interested after he settles into the Board.

7:15 pm- RDL Associates:

M. Marciniac opened the hearing at 7:15pm. R. Wright read the public hearing notice. Present were Don Frydryk of Sherman and Frydryk and the applicant, Mark Gomes.

D. Frydryk stated this is the 2nd year of a 3 year plan. The operator I currently working in cell 2, but will be moving into cell 3. He stated the hours of operation will remain the same. He then stated three waivers are being requested, which are the same as last year.

1: 11.7.i- Test pits and Borings

2: 11.8.2.b Buffer Requirement

3:171-29 (d)(4)(h) Separate Landscape plan

M. Gomes then stated for dust mitigation they will use calcium chloride and water.

It was also stated that currently they are probably looking at closing out next year.

J. Furman of VHB went over his review memo dated 7/6.

He stated that VHB supports the requested waivers, and the information needed for this application was submitted and everything was addressed properly.

It was noted the current bond expires August 30th of this year, and that an updated bond is required.

He then stated that VHB supports granting the special permit.

N. Czech motioned to approve the requested waivers. M. Dee seconded. The motion passed 5-0.

N. Czech motioned to grant the 1 year Earth Removal Special Permit. M. Dee seconded. The motion passed 5-0.

Minor Amendment: Dumplin Brook Solar - Stormwater Drainage

Present was James Black, CE of Fuss and O'Neil. He stated that upon construction of the project, they ran into ledge where the site access road is was. He explained that the road needed to be moved, which required alterations to the detention basins. He stated that with these alterations, a

change from 4:1 slope to 3:1 slope will need to occur, to which a waiver is being requested. He stated that there will be no further site clearing, and nothing else is changing.

J. Furman went over review memo dated 7/7/23.

He stated that the DEP minimum slope is 3:1, so VHB supports the waiver. He then stated the applicant lowered all flow rates with the new stormwater design. He then stated all comments were addressed by the applicant.

He did say that he recommends making a condition requiring advanced signage during the construction phase, such as “trucks entering”.

N. Czech motioned to approve the requested 3:1 slope waiver. S. Day seconded. The motion passed 5-0.

N. Czech motioned to approve the site plan minor amendment. S. Day seconded. The motion passed 5-0.

Board Reorganization

N. Czech motioned to keep M. Marciniec as Chairman. S. Day seconded. The motion passed 5-0.

M. Dee motioned to keep N. Czech as Vice Chairman. S. LaMothe seconded. The motion passed 5-0.

M. Dee motioned to appoint S. Lamothe the Clerk. N. Czech seconded. The motion passed 5-0.

Adjournment:

A motion to adjourn the meeting at 8:00 pm was made by M. Dee, seconded by S. Lamothe. The motion passed 5-0.



Shelby LaMothe, Clerk