

Palmer Planning Board
Planning Board Meeting Minutes
Monday, May 2nd, 2022

I. Call to Order

Chairman Michael Marciniac called the meeting to order at 7:06PM on Monday, May 2nd 2022, in the Town Hall Meeting Room. Chairman Mike Marciniac, Vice Chair Norm Czech, Clerk Kathy Burns and member Jeff Florence were present. Member Tom Skowyra was absent. Also present were Town Planner, Linda Leduc, and Senior Clerk Rebekah Wright recording minutes.

II. Public Hearing:

7:00pm- JJC Materials- Cont. from 4/4/22: Special Permit, Site Plan Approval: Earth Removal
7:15pm- Palmer Paving- Cont. from 4/4/22- Special Permit, Site Plan Approval: Earth Removal
7:30pm- JT Brown- Special Permit, Site Plan Approval: Earth Removal
7:45pm- RDL Associates- Special Permit, Site Plan Approval: Earth Removal

II. New Business:

- 7:05pm: Landscaping Plan Minor Amendment- Sherwood Lumber
- 7:20pm: MassWorks Grant Discussion
- ANR- Lot Consolidation-140 Springfield St
- Bluewave Solar- 3090 Palmer St – Letter to Remain Active
- Meeting Minutes: April 4th, 2022
- Abutting Town Notices
- Interest Allocation Report

II. Public Hearing:

7:00pm- JJC Materials 1213 Park St: Special Permit, Site Plan Approval: Earth Removal
M. Marciniac informed the board that the applicant requested a continuation to the next meeting. N. Czech motioned to continue the hearing to 6/6/22 at 7:00pm. J. Florence seconded. Motion passed 4-0.

7:05pm: Landscaping Plan Minor Amendment- Sherwood Lumber
L. Leduc stated that she had received email correspondence from Brian Nunes of Sherwood Lumber on 4/26/2022 requesting to change the species of trees in the front of the building. He had stated "As discussed I would like change the species of tree in the front of our office at 24 Third St in Palmer. I've been informed by our landscape contractor that white pines would destroy any lawn growth and would like to plan Dogwood trees instead of white pines in the front of the office." After discussing with L. Leduc it was decided that he wanted a flowering tree, not necessarily dogwood.

After discussing with the board, M. Marciniac stated that the Board would like to see two different varieties of flowering trees planted, and they shall be required to grow to natural height. A motion to

approve the change of the landscape plan as suggested was made by K. Burns, seconded by J. Florence. The motion passed 4:0.

7:15pm- Palmer Paving 863 Ware St: Special Permit, Site Plan Approval: Earth Removal

M. Marciniac informed the board that the applicant requested a continuation to the next meeting. N. Czech motioned to continue the hearing to 6/6/22 at 7:15pm. J. Florence seconded. Motion passed 4-0.

7:20pm: MassWorks Grant Discussion:

L. Leduc stated she is working on a MassWorks grant to replace the syphon located on Thorndike St at Shearer St. She stated the sewer service put in was originally supposed to be temporary, but it's been in place since about 1970. When the casino was optioned in Town, it was noted that the system would need to be replaced. She stated the syphon is a U shaped pressure system within the sewer line. She stated the Town is going with Option 1, which is to have the syphon removed, meaning all waste will go to pump station 2. She stated she is currently looking for letters of support for the project.

7:30pm- JT Brown- Special Permit, Site Plan Approval: Earth Removal

Chairman M. Marciniac opened the hearing at 7:30 pm. Senior Clerk R. Wright read the public hearing notice. Present were applicant Jason Brown and Don Frydryk of Sherman & Frydryk. It is noted that it is still the same project/applicant as previous, the application was just put under his father's name, William M Brown Trustee. This application is for a new 3- year term covering '22/'23, '23/'24, and '24/'25. D. Frydryk briefly went over the site plan and stages of the project.

John Furman of VHB went over his peer review memo dated 4/21/22.

He stated the applicant is asking the board for two waivers. The first for soil borings (11.7.i). He stated there are currently 6 monitoring wells on site, and that VHB would support the waiver if all monitoring wells are on one plan, as there currently is just historic monitoring well data from Bob LeMaitre's plan. He stated that 2016 was the last time the applicant has measured wells. J. Furman then stated that every time a new site plan is submitted to the board a Stormwater application also needs to be submitted.

J. Furman stated that the applicant needed to submit a Stormwater application, but had already paid the fee. He then continued going over his memo.

He stated that the operating area for 2022 will include excavating slope that has already been closed out, and loam will be stockpiled. A bond for the 4.2 acres is needed. He then stated that the total operating area is 5.6 acres and need compliance with EPA permit.

A motion to approve the two requested waivers, one for soil borings, and one for a separate landscape plan was made by J. Florence and seconded by N. Czech. The motion passed 4:0.

N. Czech motioned to continue the hearing to 6/6/22 at 7:30pm. J. Florence seconded. Motion passed 4:0.

7:45pm- RDL Associates- Special Permit, Site Plan Approval: Earth Removal

Chairman M. Marciniac opened the hearing. Senior Clerk R. Wright read the public hearing notice. Present were applicant Mark Gomes and Don Frydryk of Sherman & Frydryk.

D. Frydryk went over plan. He stated the application is to cover the years 2022-2025. He also stated they are operating in the same 3-year area as in previous plan.

J. Furman of VHB went over peer review memo dated 5/2/2022. He stated that the top of well measurements were needed. He also stated that a new Stormwater application is needed.

M. Gomes stated that loam from cells 2+3 will be stockpiled in cell 1.

J. Furman stated that the invasive species (Japanese Knotweed) is dead and has been excellently taken care of. The autumn olive is mostly dead, but will need follow up.

He then stated that a separate Erosion and Sediment control plan is not needed as it was addressed in the narrative.

He then stated that Stormwater inspection dates coincide with annual inspection dates.

It was also stated that the orange safety fence should be reinstalled along the north side.

J. Furman also stated that the applicant needs to provide documentation that the current EPA permit is in compliance.

The three waivers being requested are 11.7.i soil borings, 11.8.2.b Buffer requirement, and 171-29 4 H Landscape plan.

A motion to approve the requested waivers was made by N. Czech, seconded by K Burns. The motion passed 4:0.

J. Florence motioned to continue the hearing to 6/6/22 at 7:45pm. K. Burns seconded. Motion passed 4:0.

ANR- Lot Consolidation-140 Springfield St

N. Czech motioned to approve the ANR for 140 Springfield St. J. Florence seconded. Motion passed 4:0.

Bluewave Solar- 3090 Palmer St – Letter to Remain Active

L. Leduc went over letter from Bluewave Solar dated 4/20/22. It stated they are requesting the Board make a motion to agree the permit will remain active. After brief discussion it was decided that in order for the permit to remain active, Bluewave Solar must be actively pursuing development of the site.

With the recommendation stated above, J. Florence made a motion for the permit to remain active.

N. Czech seconded. The motion passed 4:0.

Meeting Minutes of 4/4/22:

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.

Town Planner Update:

L. Leduc stated there are four projects within the industrial parks being worked on and will come before the board soon.

Next Meeting:

June 6th, 2022

Adjournment

A motion to adjourn the meeting at 8:41 pm was made by K. Burns seconded by N. Czech. The motion passed 4:0.


Kathleen Burns, Clerk