TOWN OF PALMER

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OFFICE OF THE PLANNING DEPARTMENT

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Town Planner

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February 10, 2009

Pappas Enterprises, Inc.
Timothy Pappas
655 Summer Street
Boston, MA 02210

NER Investments
Richard Patullo
370 Chapin Road
Hampden, MA 01036

Re: Palmer Motorsports Park, West Ware Road, Palmer, MA
SP 16-07/SPA 16-07

Dear Mr. Pappas and Mr. Patullo,

As you are both aware, the Planning Board approved of amending the track layout for the above-mentioned project on West Ware Road, at their meeting on Monday, January 5, 2009.

Please be aware that this amendment is granted with the stipulation that the project remains in compliance with the Site Plan/Special Permit "Conditions of Approval" as stated in the above-referenced permit, dated December 17, 2007. Specifically, because this modification will ultimately result in changes to the development's drainage patterns, Condition of Approval #1 is reiterated below:

1. Prior to the commencement of any site work the applicant shall submit a set of updated Site Plans to the Planning Board for review and approval. Said plans shall contain final details of the drainage system, including stormceptor design and piping. Said Plan shall also include reconfiguration of trailhead parking parallel to Route 32 (see letter dated January 10, 2008 amending to West Ware Road) and detail of mechanical barriers necessary to prohibit public access to the site's driveway

entrance. If the mechanical means are found to not be adequate, further mitigation shall be required and may include relocation of the trailhead and parking areas.

Once these revised plans are complete, please submit them to the Planning Department office, for engineering review by Vanasse, Hangen, Brustlin, Inc. (VHB). Also at the same time, please submit the necessary fee for payment of the peer review.

Additionally, the Board extended the project completion date, ultimately altering Condition of Approval #20, which should now read:

20. Project completion date: December 31, 2010.

A copy of the permit is attached for you convenience. Please keep this letter with the permit as a reference to the approved Site Plan changes.

If you have any questions, please do not hesitate to contact the office.

Sincerely,

Linda Leduc
Town Planner