



EARTH REMOVAL BOARD

MEETING Minutes

Tuesday April 19, 2016 7:00 PM

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Meeting started: 7:00pm

Attendance: Al Peloquin (Chairperson), Leonard Mort (Vice Chairperson), Tom Brown, Mary Krumsiek, Anna Lewandowski and Nancy Young (Secretary/ Assistant)

Guests: Margaret from Site Engineering

Meeting Subjects:

- 1) Call to Order
- 2) Approval of February 17th, 2016 Meeting Minutes.
- 3) Margaret from Site Engineering to discuss current projects.
- 4) Rules & Regulation and Bond Requirements
- 5) Katie McKenna
- 6) Wide World of Indoor Sports
- 7) Open Discussion
- 8) Adjournment

I. Call to Order:

Al Peloquin called the meeting to order.

II. Approval of February 17th Meeting Minutes:

There was no meeting scheduled for March 15th, 2016. After the board reviewed the minutes Anna Lewandowski made the motion to approve the minutes for February 17th, 2016 – Leonard Mort second, all in favor 5 – 0.

III. Margaret from Site Engineering:

Al Peloquin has asked Margaret from Site Engineering to attend this meeting in regards to the application renewals that will be taking place from several developer's, Al Peloquin is interested in Margaret's input where some of these projects stand and if they still are active. Al has asked Margaret to possibly visit some of the sites and see what their status is. First developer in question is Aggregate on Providence Road between the Millbury & Sutton line, Aggregate is not typically a new development that Margaret is familiar with so Mary Krumsiek intervened that she would be in touch with Dave Lavallee, whom is the contact person for Aggregate, and give him Margaret's contact information so they can discuss what Aggregate has planned, if any, for future development.

Murgo Trucking; Al Peloquin has doubts that this developer is doing any developing over on Rt. 20 however Margaret has intervened that she would look into it, she has his contact information and will look into what their plans are.

Tractor Supply; is a finished project.

Elite Home Builders; the board isn't sure what is going on at present with this particular development, however, Anna Lewandowski sits on the panel with the Board of Appeals and has intervened that Elite Home Builders will be appearing in front of the Board of Appeals at the end of April, what happens at that meeting will determine what the ERB will be doing next. Al Peloquin intervened that he will be in touch with Steve Venecasa and discuss further with Steve what this particular developer has for future plans and for Margaret to hold off on any contacting with Elite Home Builders.

Keystone Development/ Strafford Village; Keystone paid forward \$1,500.00 and then Strafford paid in later an additional \$500.00 which placed the total at \$2,000.00 to cover the application and engineering cost. Margaret will look further who actually is the contact now for that development.

Jessica J. Drive; this particular development is still on hold for further information. Also on hold is Wide World of Indoor Sports and 36 Stone Road which Al Peloquin feels the board won't really be involved with that particular development.

Al Peloquin asked the board if any of them had any further questions in regards to the developers that were just discussed and if they would like Margaret to also follow through with when she makes her visits, Anna Lewandowski mentioned Brierly Pond, this development is complete and she also mentions Overlook Estates, this development is not finished it's still in the process but the board has no further business with either development.

Before the next meeting Margaret will be in touch with Burbank Street / Murgu Trucking; Al Pelopquin is going to get in touch with Dave Lavallee and also call Steve Venecasa to see what is going on with his project and if the board needs Margaret's assistance with that project, Al will notify Margaret before the next meeting.

IV. Rules & Regulations and Bond Requirements:

In regards to getting an approval by the town for the changes on the Bond Calculations; Al explained to the board that he went into see the town manager on Monday, April 11 and was informed by the town manager that following Thursday that Al had missed the town meeting by one day, (Friday, April 8th) so for the small changes that the board wants to make they are now going to have to wait another year. With this said Al has brought a discussion in front of the board with the time that they now have changing some of the criteria; in regards to a small project site taking place on 36 Stone Road there's a minimal amount of construction going on; rather than going with the 500 cubic yards that we've been requesting from developers should we drop that down a little bit to be more residential to create more revenue, this is something that the board may want to think about in the future, changing from the 500 cubic yards of material that developers have to take out and consider maybe looking at a house dwelling of 300 cubic yards as far as feeing in a \$1000.00 range and get \$1500.00 on top of that, the board would have to change that amount, we would have to change large developers to residential or a single development going up.

Leonard Mort intervenes: When you're dealing with developers it's a commercial enterprise so they're putting in more than one facility on that property they want to make a large sum of money where as you have an individual that has a house lot now they're being penalized if you add a large amount of money tacked on for the removal of earth, in most cases that material is staying on the lot. The Earth Removal Board is dealing with large quantities of earth to be removed whether it's stone or earth and we can understand that earth is going out of the property and maybe raising the price on that, you have to take into consideration for the owners of the individual real estate that want to build, especially in these economic times which are hard pressed and who knows if they're going to get any better.

Al Peloquin intervenes: If we see things coming across the board which has a lot of this type of building, residential, and really not much going on by way of developers maybe it's something that the board can scratch the surface on.

Leonard Mort intervenes: In his opinion, the ERB isn't a revenue supplying business the board isn't here as a profit the ERB is here to control the movement of material out of the premises. When this board was created it was created in a format of the Sutton Earth Removal Board and for Sutton one would ask why does a small community have a need for a removal board? Sutton's big industry was earth removal all the gravel plants were around farmers selling off their top soil to outside concerns and that was the

major reason for the earth removal board in the Town of Sutton, we have one or two sand and gravel companies that were in Millbury, concrete companies they are played out at this time most of their material now is coming from other areas other towns and they may process it here but I think that has even stalled because Aggregate, which use to be Defalco, is not processing material on their property anymore neither is B&T which is now Aggregate, Worcester Sand and Gravel had a small portion that was in Millbury the rest of it was in Sutton aren't processing material anymore and haven't been for a long time.

Al Peloquin intervenes: This committee was developed for larger developers coming in scraping our resources away from our area and basically we needed to access something and that's why the board was created. But to keep in mind for the future if we want to do something different and find ourselves with no longer developing going on in the town.

V. Katie (Lavallee) McKenna:

Al Peloquin discusses the last time Katie (Lavallee) McKenna attended one of the last meetings in regards to the bylaws and the balance the board has on hand with developers, that we return to the contractors, it's been said the board should hold onto that money, the board hasn't made a decision. Further discussions need to be made with Katie (Lavallee) McKenna in regards to the engineering costs/ fees and other funds and how the board can regulate some of these figures and accounting changes.

VI. World of Indoor Sports:

Open discussion as it stands this development is held up in the courts.

VII. Open Discussion:

The board discussed that each town boards, departments or committee's; BOA, Planning Board, Board of Assessors, etc, where any final decisions would have an effect on the ERB, final meetings, approvals and or denials for developments taking place in the town whether the development is being held up in court or prepared to move forward. (i.e. Elite Home Builders, 36 Stone Road and Wide World of Indoor Sports), should be shared with the ERB in a monthly news letter of such.

VII. ADJOURMENT:

Leonard Mort: Made the motion to adjourn; Tom Brown second the motion, all were in favor 5 - 0.

Adjournment

At 8:00 PM

Next Meeting May 17, 2016 @ 7:00 PM

Possible Topics:

- 1.) Margaret from Civil Site Engineering
- 2.) Katie (Lavallee) McKenna



EARTH REMOVAL BOARD

**Signature of Attendees and Approval for Minutes
(Meeting Minutes from April 19, 2016)**

Al Peloquin - Chair Person: _____
[Handwritten signature of Al Peloquin]

Leonard Mort - Vice Chair Person: _____
[Handwritten signature of Leonard Mort]

Tom Brown - Member: _____
[Handwritten signature of Tom Brown]

Mary Krumsiek - Member: _____
[Handwritten signature of Mary Krumsiek]

Ann Lewandowski - Member: _____
[Handwritten signature of Ann Lewandowski]

Comments: _____

