

MILLBURY PLANNING BOARD
MINUTES
FEBRUARY 22, 2016

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 22, 2016, at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Edd Cote, Scott Despres, Paul Piktelis, Michael Georges

7:15 p.m. Hilltop Estates Def. Plan Modification Public Hearing

Clerk Edd Cote read the public hearing notice to open the public hearing to extend construction deadline for completion of the roads and associated infrastructure for the 4-lot subdivision entitled "Hilltop Estates".

The original deadline for construction was February 23, 2016. Mark Sadowski, property owner explained that due to the flat economy, there was no interest in the project thus the delay. Construction began last summer and is three quarters complete. A cash bond has been provided to complete the project. Mr. Sadowski expects to complete this work by this summer, however is asking for a twenty-four month extension.

Chairman Gosselin is not willing to extend two years, but would consider a one year extension.

Motion by Edd Cote to close the public hearing, seconded by Paul Piktelis, voted unanimously.

Motion by Edd Cote to extend the construction date for completion of the roads and associated infrastructure until 2/23/2017, which is a modification to the Definitive Plan Decision Hilltop Estates, seconded by Paul Piktelis, voted unanimously.

Other Business:

Board members signed various vouchers.

Laurie Connors will provide Board members with a list of ongoing projects including residential, commercial and industrial. Michael Georges inquired if the Church ever started construction. Laurie Connors said no. They started to do site work, however was told to cease as certain prerequisites had not been met.

General discussion about upcoming agenda items ensued. Laurie informed the Board that she is working on securing an interim planner. Central Mass. Regional Planning Commission may provide some part time assistance of twenty hours per week. Laurie also stated that Doreen DeFazio will be take the lead on the master plan and energy work.

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TOWN CLERK
MILLBURY, MASS.
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Motion by Edd Cote to accept the minutes of February 8, 2016 as written, seconded by Paul Piktelis, voted unanimously.

7:30 p.m. Longwood Farm Estates Definitive Plan Modification Public Hearing, cont.

Attorney Jeff Leland provided general details of the Longwood Farm Estates project. Attorney Leland went before the Conservation Commission recently and requested and was granted an extension of the project conditions for one year. Attorney Leland is seeking a one year extension from the Planning Board as well. Owners are continuing to meet with buyers and manage various subdivision issues. The current expiration date for the Modification to Definitive Plan Decision is February 20, 2016.

John Luby, 282 West Main Street inquired as to who is overseeing the project. National Grid had installed poles that are likely going to have to be moved. Moving the poles will be a major project now. Attorney Leland stated that part of the subdivision plan is to widen the road.

Motion by Edd Cote to close the hearing, seconded by Paul Piktelis, voted unanimously.

Motion by Edd Cote to extend the Certificate of Approval of Modification to Definitive Plan Longwood Farm Estates dated 12/12/05 and approved 12/19/05 to February 20, 2017, seconded by Paul Piktelis, voted unanimously.

7:45 p.m. Greenwood Street Solar Public Hearing, cont.

Mark Allen, Allen Engineering representing the applicant, provided an update to the project. Mr. Allen has had various communications with Stantec engineering and have made recommended changes to the plan.

Mr. Allen has added three sheets showing elevations, profiles and roadway stationing around the solar farm and to the utility. Gravel cover will be kept at shallow grade not exceeding seven and a half percent on the site resulting in the loss of three solar panels and additional earth work. Mr. Allen has added detail for the micromesh fence. Stantec wanted a guardrail added on the fill side. Chairman Gosselin inquired about stabilization. The area is 2:1 stabilized with rock instead of just loam. Truck turning movement has been added to the plans. In addition, Mr. Allen has added a cinder block wall for noise buffer as recommended by the Board. Mr. Allen believes all Stantec's comments have been addressed/

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Chairman Gosselin thought trees were going to be planted in front of the property. Mr. Allen stated that they are now leaving the first fifty feet of trees on site. They moved the basin to the internal portion of the loop now leaving trees at the entrances. The contractor will also rebuild the stone wall by the roadway.

Edd Cote inquired about lighting at the facility and if there was a master switch for emergency response. Mr. Allen stated the fire department will have a box for entry. He was not sure if there is an emergency kill switch, however Solect could shut the system manually online.

Edd Cote suggested a light showing the controls on a panel. There is a requirement for the Fire Chief to do a walk through prior to issuing any certificate of completion. Edd would like a light illuminating the panel.

Motion by Edd Cote to close the public hearing, seconded by Paul Piktelis, voted unanimously.

Town Planner, Laurie Connors has included any outstanding items from Stantec as part of the overall approval e.g. drainage and the ability to demonstrate that Tower 1 can make it all the way around the solar farm.

Edd Cote made a motion to grant waiver under Section 12.44 (a): Requirement to show contours at 1' intervals; contours to be shown at 2' intervals, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to grant waiver under Section 12.44 (b): Requirement to submit a landscape plan, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to grant waiver under Section 12.45 (o): Requirement to install concrete curbs and gutters around the perimeter of all driveways, seconded by Paul Piktelis, voted unanimously.

Edd made a motion to grant a waiver under Section 33.2: Requirement to construct off-street parking. No parking shall be required, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to grant waiver under Section 51.6 (10): Powerlines to be connected via overhead wires & a maximum of 3 poles, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to grant a Site Plan Review Permit & Stormwater Management Permit, Millbury Community Solar Farm. Plan prepared by Allen Engineering LLC, dated September 14, 2015, last revised on February 16, 2016 subject to conditions a through x, seconded by Paul Piktelis, voted unanimously.

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Other Business:

Laurie provided Board members draft Articles for inclusion on the Annual Town Meeting to review prior to the March 14, 2016 Planning Board public hearing.

The Board thanked Laurie for her service to the Town and wished her well with her new position.

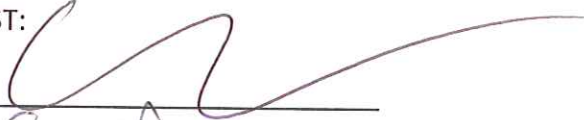
Adjournment

Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 8:10 p.m.

Respectfully submitted,


Michelle T. Desorcy

ATTEST:



Scott Dezyner

Paul Piktelis

Edd Cote

