

MINUTES
MILLBURY PLANNING BOARD
NOVEMBER 24, 2014

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 24, 2014, at 7:00 p.m., in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Michael Georges, Paul Piktelis, Richard Gosselin, Edd Cote, Jeffrey Markarian

7:15 p.m. Minutes

Motion to approve minutes of November 10, 2014, by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

7:20 p.m. Overlook Estates Rescission Documents

Ms. Connors was contacted by the applicant's attorney. The title insurance company had an issue with some language in the Rescission document and requested that Amigo Enterprises be named as the grantee, it was a scrivener's error.

Referring to the Release of Covenant, the attorney requested adding language that stated that the requirements for the work on the ground were no longer in effect. However, Ms. Connors advised the Board that the attorney has not forwarded a revised document for the Board to consider signing.

7:30 p.m. 40 Auburn Road, Solar Farm Public Hearing, cont.

Chris Tate was present on behalf of the applicant. He referred to a memo from the law office of Joel Stein, addressing the status of the private road.

Mr. Tate also referred to email confirmation from Chief Rudge stating that he approved the 14 foot wide road, and also requesting that the slope be changed to an 8% grade instead of the 10% grade as depicted on the plan.

Mr. Gosselin asked for a plan which delineates that portion of land that is being leased. He also asked for an easement document in writing, with a metes and bounds description of the roadway leading to the site of the leasing area and of the entire leasing area, showing no gap between where the overhead wires connect. Prior to construction activities the applicant shall provide a plan with the metes and bounds descriptions of the access road right-of-way, fenced in area, connection to the utility right-of-way, and material stockpiles, equipment storage, and refueling area.

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Jeff Markarian read email dated November 13, 2014 from Chris Tate to Regina Markey at the fire department, for Chief Rudge. He also read email from Laurie Connors to Chief Rudge, and email from Chief Rudge stating that he is ok with the information.

Ms. Connors added one condition addressing a stormwater prevention plan.

There was no one from the public in attendance.

Motion to close the public hearing by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant site plan review permit for a large scale ground mounted solar photovoltaic installation in accordance with Section 51 of the Millbury Zoning Bylaw and a post-construction stormwater management permit subject to conditions a – r , motion carried unanimously.

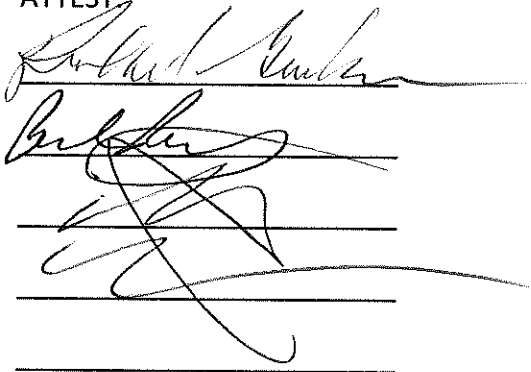
Adjournment:

Motion to adjourn by Paul Picketlis, seconded by Jeffrey Markarian, motion carried unanimously, meeting adjourned at 8:10 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:



The attestation section contains four horizontal lines. The first line has a handwritten signature. The second line has a handwritten signature. The third and fourth lines have a large, complex handwritten scribble that overlaps both lines.