

MILLBURY PLANNING BOARD
MINUTES
November 27, 2017

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 27, 2017 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Terry Burke Dotson, Edd Cote, Paul Piktelis

Absent: Michael Georges

7:15 p.m. Greenleaf Terrace Definitive Subdivision Public Hearing -Continued

The applicant has requested a continuance of the Public Hearing until December 11, 2017 as percolation tests have not been completed. They are scheduled to do the percolation testing on December 6, 2017.

Green Prospect LLC is granting the Planning Board an extension of time to act on the Definitive Subdivision for Greenleaf Terrace until December 15, 2017.

Edd Cote made a motion to continue the Public Hearing to December 11, 2017, at 7:30 p.m., seconded by Paul Piktelis, voted unanimously.

7:20 p.m. 333A Southwest Cutoff – United Material Management Minor Modification

Applicant is asking to postpone the request for decision until December 11, 2017 allowing the consulting engineer time to review the modifications and provide any feedback.

7:35 p.m. Cross Street – Millbury Switching Station #3 Minor Modification

BSC on behalf of their client, New England Power Company, is requesting a Minor Revision of the Stormwater Management Permit that was issued on October 7, 2013. They will be installing rip-rap stone on the sides and above the existing 6-inch PVC outlet to provide additional slope protection around the pipe.

Edd Cote made a motion to grant the modification to the Plan dated September 14, 2017, seconded by Paul Piktelis, voted unanimously.

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17 DEC 12 AM 9:50
MILLBURY MASS

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7:45 p.m. Stratford Village – Release of Letter of Credit

Ms. Connors reminded the Board of the tripartite agreement that was accepted at the October 23, 2017 meeting in the amount of \$250,000.00. The developer is now seeking the release of the letter of credit #88882904 held as surety for the completion of the development.

Edd Cote made a motion to release the letter of credit in the amount of \$250,000.00, seconded by Paul Piktelis, voted unanimously.

7:50 p.m. Executive Session – Review of Engineering Consultant Proposal

Edd Cote made a motion to go into executive session under MGL chapter 39,S.23B paragraph 3 to discuss the Engineering Consultant Proposals, seconded by Paul Piktelis, Richard Gosselin (Aye), Edd Cote (Aye), Terry Burke Dotson (Aye), Paul Piktelis (Aye), voted unanimously.

Edd Cote made a motion to cancel the meeting on December 25, 2017, seconded by Paul Piktelis, voted unanimously.

Minutes

Edd Cote made a motion to approve the minutes of October 23, 2017, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to approve the Executive Session minutes of October 23, 2017, seconded by Paul Piktelis, voted unanimously.

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Other Business

Ms. Connors mentioned to the Board she is interested in applying for a technical grant from the MA Downtown Initiative. This grant would provide a booklet of design guidelines. The booklet would allow Ms. Connors the ability to show applicants at the pre-application stage suggestions and guidance on what the Planning Board would like to see.

Edd Cote and Paul Piktelis stated they would be against the grant if it were to dictate how the existing buildings in town should look as the Town's people had previously voted that issue down. They would be in agreement if it were to be used only as a guideline or a visual assistance for the Town Planner.

Ms. Connors stated the grant is due on Thursday and she would look into it further.

Ms. Dotson brought up the topic of recreational marijuana. She was inquiring as to how or if the sale of recreational marijuana could become possible in the Town of Millbury. Ms. Connors explained that during the last referendum vote approximately 52% of the Millbury voters voted "yes" to recreational marijuana. Therefore, if the Town wants to outlaw recreational marijuana then a Town meeting vote and referendum vote to outlaw it would be necessary. If it didn't pass then the Town would have to allow it.

Ms. Connors stated that there is currently no guidance from the state for municipalities on recreational marijuana parameters for the Zoning Bylaws. We do have a moratorium in place until May 2018 which would not allow recreational marijuana. She proposed presenting to the Selectmen an article in this coming years zoning package that we extend the Moratorium until December 31, 2018.

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Adjournment


Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 8:15 p.m.

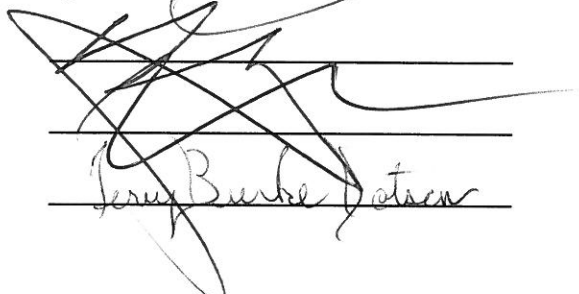
Respectfully submitted,


Pamela Bott

ATTEST:











TOWN OF MILLBURY *DEPARTMENT OF PLANNING & DEVELOPMENT*

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-4754 • FAX. 508 / 865-0857

PLANNING BOARD AGENDA

November 27, 2017

- 7:15 p.m. Greenleaf Terrace Definitive Subdivision Public Hearing – Continued
- 7:20 p.m. 333A Southwest Cutoff – United Material Management Minor Modification
- 7:35 p.m. Cross Street – Millbury Switching Station #3 Minor Modification
- 7:45 p.m. Stratford Village – Release of Letter of Credit
- 7:50 p.m. Executive Session – Review of Engineering Consulting Proposals

Other Business:

- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

RECEIVED
TOWN CLERK
17 NOV 22 AM 9:29
MILLBURY, MASS.

SIGN-IN SHEET

Public Hearing Greenleaf Terrace - Continues
Date/Time 7:15 pm - 11-27-17

NAME	ADDRESS	I WISH TO SPEAK	
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