

MILLBURY PLANNING BOARD  
MINUTES  
July 16, 2018

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MILLBURY, MASS.  
RECEIVED  
TOWN CLERK

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, July 16, 2018 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Terry Burke Dotson, Paul Piktelis, Michael Georges, Mathew Ashmark

Absent:

**7:15 p.m. 276 West Main St -Syncarpha Solar LLC - Site Plan Review/Stormwater Permit Public Hearing Continued**

Rob Bukowski of AMEC updated the board on the changes they have made since the last planning board meeting. He advised they have changed their approach with TerraSmart and as a result they have added a restoration plan. Some of the tables within the steep slopes of the project have been removed. He indicated an area on the plan marked in red where trees would be cut down and stumps would be left in place. They plan to take the mulch created from the tree clearing and spread it in those areas for stabilization. He also indicated an area shaded in yellow on the plan that represent a flatter surface where a meadow mix will be planted. They tried to minimize tree clearing in the wetland areas and in regards to the noise, they are proposing to add a wooden stockade fence near the neighboring property line.

Ms. Dotson inquired about the height of the fence. Mr. Bukowski advise it would be 6 feet tall. He stated the noise emitted from the inverter would be roughly 4 feet. Mr. Gosselin suggest that an 8 foot tall fence might be a better solution. Ms. Dotson agreed.

Mr. Bukowski advised they have addressed Stantec comments relating to the design associated with the beaver dam. He advised they have met with the Conservation Commission and there was concern with the critter passage. They plan to install riprap to stabilize the slopes at the beaver dam.

Mr. Bukowski addressed Ms. Connors concerns regarding phasing of the project. The approach they currently have in place is tree clearing contractors will come in and clear the trees. TerraSmart would then come in and install the ground screws, the electricians would follow installing the racking, modules and wiring. After all that is complete the site would be restored. He advised this would be monitored on a weekly basis. He believes phasing the project is an issue due to scheduling of the contractors. However, they would be open to a phasing approach by completing the north area as one phase and the south area as a second phase.

Ms. Dotson asked if the mulch will hold the dirt in place. Mr. Bukowski advised that leaving the stumps and mulching will help with stabilization.

Ms. Connors has concerns that there will be minimal to no vegetative growth. Because the site is large in size and is ecologically sensitive with wetland crossings she would like to see growth and vegetation in a phasing process. She is in favor of doing the project in two sections but would prefer to see established growth and vegetation in the first phase before moving on to the second phase. She feels this project is more sensitive than other solar projects in town due to the significant wetlands.

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Carter McCann of Syncarpha advised they would clear the area but would not seed until the end of construction as the vehicles used to install the racking will disturb the seeding. He added that mulching on the sloped area is a better solution for stabilization and they can supplement the mulch as needed after construction.

Mr. Bukowski added that there will be sediment barriers in place in the downstream areas and the contractors will be responsible for repairing any erosions and sediment controls.

Ms. Dotson asked for clarification on the steep slopes. Mr. Bukowski confirmed the stumps and understory will stay in place. The stumps will help keep the soils from eroding and the mulch placed will enhance stabilization.

Chairman Gosselin asked how much brush they plan on removing. Mr. Bukowski advised they will leave as much brush as possible up to two feet tall.

Mr. Piktelis asked for clarification as to when the mulch would be placed. Carter McCann advised they will clear the trees, place the mulch and then add the screws and panels.

Mr. Georges asked the depth of the mulch. Mr. Bukowski confirmed two inches.

Mr. McCann stated tree clearing contractors will be cutting large trees, they won't be targeting the smaller trees and brush. In the process some brush will be run over and possibly damaged but they are planning to leave the understory of the landscape.

Chairman Gosselin asked other than the vehicles to construct the roadway, what vehicles will be on site and how do they plan to place stone in the trenches. Mr. Bukowski advised there will be excavators to install the trenches and small loader buckets to fill the trenches. They don't plan to construct roadways to the trenches.

Mr. Ashmankas has concerns about the area near the beaver dam, the erosion controls in place and asked the width of the roadway. Mr. Bukowski confirmed the road will be 16 feet wide. He added there will be small depressions with riprap in the area of the dam and the disturbance to the wetland areas will be replicated.

Mr. Ashmankas also asked if they contacted the abutters to the north to possibly obtain an easement allowing them access to the project from that direction. Mr. McCann stated they have not contacted them adding that National Grid will only allow one interconnection point for the project.

Mr. Ashmankas would like to see some sort of dust controls or temporary screening in place for the abutters near the entrance of the project. Ms. Connors feels the buffer should be enhanced. Mr. McCann stated they are willing to talk to the abutting neighbor and explore screening options.

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Chairman Gosselin has concerns that there is still no response from National Grid. Mr. McCann advised they did receive a screening memo from National Grid indicating no major upgrades were required but because National Grid is on strike they are still waiting on the formal impact study.

Mr. Ashmankas asked what type of Battery will be used in the battery storage. Carter McCann is proposing a lithium ion by Samsung with a ten year warranty. Ms. Dotson asked if the batteries will need to be replaced in 10 years. Mr. McCann advised the batteries are a new product, depending on how much they are charged would determine if they would need to be replaced.

Ms. Dotson asked if their intention is to stay with the project for 20 years. Mr. McCann advised they plan to be in place for at least 30 years.

Mr. Georges wondered what would happen should the project end in less than 30 years. Mr. McCann confirmed there would be value in the scrap of the materials and Syncarpha will be posting some type of bond with the town.

Ms. Connors said it would be helpful if they could provide pictures of a mature solar project where tree stumps were left in place and mulch was used for stabilization.

Ms. Dotson asked what they will be doing with the large trees after they are limbed. Mr. Bukowski advised the limbs would be mulched on site and trees that could be used would be hauled off site.

Chairman Gosselin asked if there will be enough mulch made from the limbs and trees that remain on site. Mr. Bukowski confirmed there would.

Ms. Connors stated stabilization will depend on the vigilance of Syncarpha, it will need to be a priority of the project. She has a real concern with the soil around the panels on the sloping area and potential erosions. Carter McCann stated they can inspect the project more frequently to assess any erosion issues.

Mr. McCann was hoping to obtain approval of the project. Chairman Gosselin feels there are too many conditions and comments still not satisfied and advised the Planning Board does not like to condition approvals and therefore the public hearing will need to be continued.

Mathew Ashmankas made a motion to continue the public hearing to August 6, 2018 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

**7:20 p.m. United Material Management of Millbury – Amended Site Plan Approval**

Scott Lemay, CEO of United Material Management approached the Board requesting to add a baler to his business. He advised they are responding to the disposal crisis in the Northeast and Massachusetts adding that many landfills have closed or are closing and we are also experiencing a trucking shortage.

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The addition of the baler will allow bales of materials to be loaded on to traditional trucks or rails. The materials will be wrapped and containerized. Trucks delivering consumer products from Virginia, Ohio and Upstate New York will be able to haul the bales back to the landfills in those areas. He added this is an innovative way to respond to the disposal crisis in Massachusetts and will cut down on carbon emissions.

Mr. Georges inquired as to what types of materials would be placed in the bales. Mr. Lemay stated it will be residual materials that are not recycled. He added that some of the equipment they use to recycle construction material are screeners, grinders and air separator. The balers would not change the type or quantity of the materials accepted, it does not generate any additional noise, change the hours of operation, the amount of traffic coming or going or the stormwater controls.

Ms. Dotson asked how the bales are placed on the trucks and how much the bales weigh. Mr. Lemay advised they are placed by a vehicle similar to a fork lift with paddles on the sides and the bales weigh around two tons.

Mr. Lemay stated that the bags are strong and comply with the design and regulation of a rail bag. The bales would be considered a container or a package.

Ms. Dotson asked how the bags are sealed. Mr. Lemay stated they are similar to a trash bag with a pull string.

Chairman Gosselin wondered if the bags are reusable. Mr. Lemay stated most bags will end up in the landfill.

Chairman Gosselin asked if the bags are bio-degradable. Mr. Lemay stated he is not capable of giving a scientific answer to that question but advised there is data safety sheets on the bag stating they are acceptable for recycling.

Mr. Piktelis asked if the Fire Chief was satisfied or had concerns. Mr. Lemay replied that he is satisfied.

Chairman Gosselin inquired about the rain water runoff from the roof and the concern for ice in the cold weather. He was advised the water will be brought down in gutters and pitched toward the drains.

Ms. Connors commented that the address on the plan indicates 200 Friberg Parkway, Westborough MA 01581 and asked that it be corrected to indicate the actual location of the site.

Mathew Ashmankas made a motion to approve the plan entitled Site Plan Review, 333A Southwest Cutoff, Millbury, MA 01527, prepared by Green Seal Environmental Inc., last modified July 9, 2018, seconded by Paul Piktelis, voted unanimously.

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**Other Business – ANR Plan – Land off Stone Rd. – Walter Koza**

Walter Koza of 82 Carleton Rd submitted an ANR plan with three relative waivers for land located off of Stone Rd. Millbury and Elm St. in Auburn. The total area of land located in Millbury is 857 sq. ft.

Ms. Connors advised the Board that this is not a separate buildable lot and there is no frontage in the Town of Millbury, the parcel is not being taxed in Millbury or located on the Millbury parcel maps. She also advised she received a Certificate of Action from the Town of Auburn.

Mat Ashmankas made a motion to endorse the plan entitled Plan of Land in Auburn MA, Owned by Walter Koza, prepared by New England Land Survey Inc., dated July 10, 2018, Seconded by Paul Piktelis, voted unanimously.

**Minutes**

Mathew Ashmankas made a motion to accept the minutes of June 25, 2018, seconded by Paul Piktelis, voted unanimously.

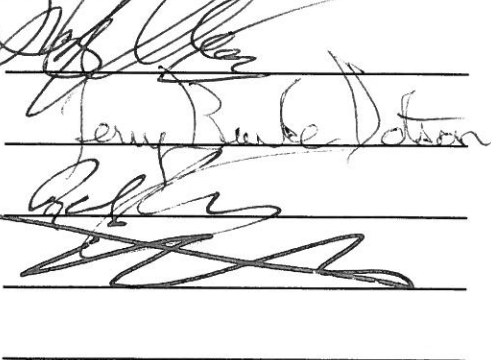
**Adjournment**

Michael Georges made a motion to adjourn, seconded by Paul Piktelis, voted unanimously. Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:



The block contains several handwritten signatures written over horizontal lines. The first signature is clearly legible as 'Pamela Bott'. Below it, another signature is partially legible as 'Jerry Bunkle Watson'. There are several other illegible signatures below.



July 10, 2018

Planning Board  
Town of Millbury  
127 Elm Street  
Millbury, Massachusetts 01527

*via Hand Delivery*

Re: ANR Application - Requirement Waiver Request  
Land off Stone Road, Millbury and Elm Street, Auburn

Dear Members of the Board:

I am requesting three (3) waivers relative to the ANR Application attached. The triangular lot in Millbury has the required frontage in Auburn.

Waivers requested:

1. Section 4.05 Lots with Insufficient Frontage
2. Section 5.3.2.1 Hammerhead lots must have a minimum of 50 feet frontage on an accepted town road and have a minimum lot width of 50 feet
3. Any areas of frontage that exceed an 8% grade (the frontage in Auburn is under the 8% grade requirement)

I look forward to working with the Planning Board, its consultants and with other town agencies throughout this project. If the Board should have any questions or concerns, or if you should require any additional information for your review of this project, please contact the undersigned.

Very truly yours,

Walter Koza  
508-641-1097

SIGN-IN SHEET

Public Hearing Umm

Date/Time 7-16-18 @ 7:30 pm

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
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SIGN-IN SHEET

Public Hearing Synagogue Solon

Date/Time 7-16-98 @ 7:15

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Meinda Renslo	271 Mill Rd Chelsea MA 01864	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Rob Zukowski	↓	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3		<input type="checkbox"/>	<input type="checkbox"/>
4		<input type="checkbox"/>	<input type="checkbox"/>
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**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

July 16, 2018

7:15 p.m. 276 West Main St -Syncarpha Solar LLC - Site Plan Review/Stormwater Permit Public Hearing Continued

7:20 p.m. United Material Management of Millbury – Amended Site Plan Approval

New Business:

ANR Plan – Walter Koza, Stone Road.

Other Business:

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

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2018 JUL 12 PM 12:49  
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