

MILLBURY PLANNING BOARD  
MINUTES  
August 6, 2018

RECEIVED  
TOWN CLERK

2018 SEP 11 AM 8:47

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, August 6, 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 Ashmankas

Absent:

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

Rob Bukowski from AMEC updated the Board on the modifications they have made to the design plan. He noted that they have added another infiltration trench and moved the wetland crossing further away from the beaver dam.

Chairman Gosselin asked for further clarification on the trenches. Mr. Bukowski advised they will be adding stone to the steeper slopes which will allow water to flow over the stone before it hits the infiltration trenches.

Ms. Dotson inquired about the height of the sound barrier fence around the inverters and wondered if an eight foot high fence would be a better solution rather than the proposed six foot high fence. Mr. Bukowski noted that the noise level measured off of the inverters is roughly 50 decibels and should be imperceptible to the nearest neighbor. He stated the noise from the inverters is roughly 4 feet, advising a six foot fence would be adequate. Carter McCann added that the vegetative buffer will help act as a noise buffer.

Chairman Gosselin expressed concerns regarding the interconnection with National Grid. He advised the applicant that the approval from the Planning Board will be based on the plans and layout being presented. He noted that if National Grid should change the pole connection then Syncarpha will need to come back to the Planning Board for approval. Mr. McCann stated that as of now, they don't have the formal design from National Grid so he can't say with certainty that the Grid will not change the pole interconnection.

Ms. Connors advised that Chairman Gosselin's concern is based on another solar project that was previously approved. The Planning Board authorized clearing for a solar project assuming the interconnection would be to a certain pole. The applicant later came back and advised they needed to connect to a different pole and additional clearing was necessary. The Planning Board wants to avoid a similar situation with this project.

Mathew Ashmankas asked how the roadway near the beaver dam will be constructed, the height of the road and will it be built from 1direction or 2 directions. He also stated that he had requested the Town Planner condition the decision of approval to include wetland crossing mats.

Mr. Bukowski advised the contractors will make a final decision on the road construction. However, he envisions that they will clear what is needed and build the roadway with depressions on the side of the

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road. They are proposing a dense grade aggregate base with a 1 to 3 inch stone in hopes of preventing the road from washing away, it would be constructed from both sides, it would not be raised and noted beaver dam is about six feet higher than the roadway.

Carter McCann stated they will be sure to add cameras near the roadway at the beaver dam.

Laurie asked what their approach will be should the road wash away due to beaver activity. Mr. McCann stated they would work with the planning board for a solution to any necessary road repair and would not set beaver traps.

Jim Dunn of 21 Davis Rd asked what the plan is should the roadway or solar panels become compromised due to flooding. Mr. Bukowski explained the roadway construction and advised that the solar panels will sit high enough to avoid a catastrophic flood should the dam give way.

Mr. Dunn inquired as to what type of energy storage will be used, if there is a safety plan in place and if there will be an access area for the fire and police departments. Mr. McCann advised they will be using a Samsung lithium ion battery with built in fire suppression and the site will be monitored remotely. He also added that the solar arrays will be fenced with Knox box locks for the fire and police departments.

Paul Piktelis made a motion to close the public hearing, seconded by Michael Georges, four voted in favor, Mathew Ashmankas opposed.

Mat Ashmankas made a motion under Article I, Section 12.4(a): waive to accept a scale of 1 inch = 40 feet, seconded by Paul Piktelis, voted unanimously.

Mat Ashmankas made a motion under Article I, Section 12.4(b): waiver of the requirement to submit a landscape plan, seconded by Paul Piktelis, voted unanimously.

Mat Ashmankas made a motion under Article I, Section 12.4 (c): waiver of the requirement to submit an isometric line drawing, seconded by Paul Piktelis, voted unanimously.

Mat Ashmankas made a motion under Section 51.6(10): partial waiver of the requirement for all network interconnections and power lines to and from the facility to be located underground. To minimize wetland impacts and to avoid underground impacts to the existing gas easements, a portion of the site shall be served by overhead wires mounted on utility poles, seconded by Paul Piktelis, voted unanimously

Mat Ashmankas made a motion to approve the Site plan and Stormwater permit at 278 West Main St., Millbury, Ma., as shown on the plan entitled Syncarpha Solar LLC 4.98 MW AC Solar PV and 3.5 MW AC Battery Storage Development 278 West Main Street, Map 77 Lot 11 Millbury, Massachusetts, Owned by Kenneth D. Perro, dated May 11, 2018, last updated July 31, 2018, by subject to conditions A through T, Seconded by Paul Piktelis, voted unanimously.

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**7:20 p.m. ANR Plan – Lots 1A-4A West Main Street and McGrath Rd**

Wayne Belec of WDA Design advised the Planning Board that the applicant, Longwood Farms LLC is looking to resub divide an ANR plan that had been previously endorsed.

Ms. Dotson inquired about the curve in the road shown on the plan. Mr. Belec stated there is a 925 ft. radius on the curve.

Mr. Belec advised that the applicant would like to give more area to lot 1A (shown on the plan) and that all the lots were designed to comply with the area requirements of the town.

Chairman Gosselin questioned the easement on the land and if it had been tied down on the new plan. Mr. Belec stated there is a reference on the plan indicating the book and page recorded with the Worcester Registry of Deeds showing the easement has been tied down.

Chairman Gosselin also had concerns regarding the wetlands not being referenced on the plan. Mr. Belec noted that in order to simplify the plan, he made a reference on the plan indicating the recorded book and page of the wetlands.

Mathew Ashmankas made a motion to endorse the Plan of Land, located on McGrath Rd., Millbury, MA., Lots 1A - 4A, owned by Longwood Farm Estates, LLC., prepared by WDA Design Group, dated July 27, 2018, seconded by Paul Piktelis, voted unanimously.

**7:25 p.m. ANR Plan – Lot 6A & Parcel A McGrath Rd.**

Wayne Belec of WDA Design advised the Planning Board that Longwood Farm, LLC is submitting an Application for endorsement of an ANR Plan for the establishment of Lots 6A and Parcel A (not a building lot) on the property of Longwood Farm, LLC located on McGrath Rd.

Ms. Dotson asked about the changes being made on the original plan and the shape of the new lot. Mr. Belec advised that the changes shown on the plan would allow the lot to be conforming lot with the Town.

Mathew Ashmankas made a motion to endorse the Plan of Land, located on McGrath Rd. Millbury, MA. Lot 6A & Parcel A, owned by Longwood Farm Estates, LLC, prepared by WDA Design Group, dated August 1, 2018, seconded by Paul Piktelis, voted unanimously.

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**7:30 p.m. ANR Plan – 85 & 93 Fitzpatrick Road (Grafton)**

Ms. Connors advised the Board that the ANR Plan for 85 & 93 Fitzpatrick Road encompasses land in the towns of Millbury, Grafton and Sutton and the frontage is in the Town of Grafton. The small portion of land in Millbury is not proposed to have a building on it and it does conform to Millbury regulations. She said the applicant is asking for a waiver from providing a locus map adding that Grafton and Sutton have already endorsed the plan and they did not require a locus plan.

Mathew Ashmankas made a motion to waive the requirement for a locus map regarding 85 & 93 Fitzpatrick Road in Grafton, Ma, seconded by Michael Georges, voted unanimously.

Mathew Ashmankas made a motion to endorse the Plan entitled Division of Land of 85 & 93 Fitzpatrick Road in Grafton, Millbury and Sutton, MA, owned by Richard A. Gregoire & Kathryn Ebbeling, dated April 19, 2018, seconded by Michael Georges, voted unanimously.

**7:35 p.m. ANR Plan – West Main/Beach Street**

Ms. Connors advised the Board on the applicants request for an ANR approval for the lot of land located at West Main and Beach St., stating the applicant is looking to shift a lot line to allow for sufficient parking. She noted that the applicant will be coming in at a future date for a Multi-family special permit.

Chairman Gosselin asked if the existing house on Beach Street conforms to zoning. Ms. Connors advised it does conform.

Mathew Ashmankas made a motion to endorse the Plan of Land in Millbury, MA, owned by Brennan J. & Jean L. Salo, Trustees of J&B Custom Homes, LLC Realty Trust – 2012, and dated August 2, 2018, seconded by Paul Piktelis, voted unanimously.

**Minutes**

Michael Georges made a motion to accept the minutes of July 16, 2018, seconded by Mathew Ashmankas, voted unanimously.



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**Other Business**

**Rollie Shepard, Bill Graham Roadway Acceptance.**

Ms. Connors stated that at on May 1, 2018 at Town meeting the community voted to support the roadway acceptance of Rollie Shepard Dr. and Bill Graham Lane. She advised that the Planning Board needs to approve and endorse the Plan in order for the Selectman to take action at their next meeting.

Mathew Ashmankas made a motion to accept the Road Acceptance Plan of Rollie Shepard Drive and Bill Graham Lane, Millbury, Ma, prepared by Andrews Land Surveying and Engineering Inc., dated December 3, 2015, seconded by Michael Georges, voted unanimously.

Mr. Georges noted that he has been made aware of several complaints regarding the construction at McGrath Rd and West Main St. He asked Ms. Connors if it would be possible to have the developer come to the next meeting to address the complaints and concerns from the neighbors. Ms. Connors stated she could ask and advised that this project is a previously approved subdivision with 19 lots, 7 lots are ANR and 12 lots are approved on roadways to be built. She added that the Planning Board does not have jurisdiction over the ANR lots, the developer needs approval from the DPW, Sewer department and building department.

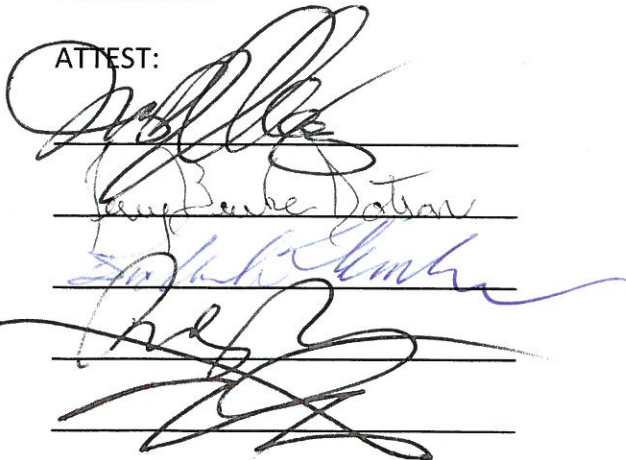
**Adjournment**

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

Respectfully submitted,

Pamela Bott

ATTEST:

  
The block contains three handwritten signatures in black ink, each written over a horizontal line. The first signature is the most prominent and appears to be 'Pamela Bott'. The second signature is smaller and less legible. The third signature is also smaller and less legible.



# 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 REVISED

August 6, 2018

- 7:15 p.m. 276 West Main St -Syncarpha Solar LLC - Site Plan Review/Stormwater Permit Public Hearing Continued
- 7:20 p.m. ANR Plan – Lots 1A-4A West Main Street and McGrath Rd
- 7:25 p.m. ANR Plan – Lot 6A & Parcel A McGrath Rd.
- 7:30 p.m. ANR Plan – 85 & 93 Fitzpatrick Road (Grafton)
- 7:35 p.m. ANR Plan – West Main/Beach Street

New Business:

Other Business:

- Mylar Endorsement – Rollie Shepard Drive & Bill Graham Lane Acceptance Plans
- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

RECEIVED  
TOWN CLERK  
2018 AUG -3 AM 10:25  
MILLBURY, MASS.

SIGN-IN SHEET

Public Hearing Suncorppha - Solar  
 Date/Time 8/16/18 @ 7:15 pm

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 <u>Kathryn Shelving</u>	<u>At Sycum Rd Chelmsford</u>		<input checked="" type="checkbox"/>
2 <u>Rob Bousk</u>	<u>Amerc 271 Millers Valley Rd</u>	<input checked="" type="checkbox"/>	
3 <u>Meinda Fenik</u>	<u>" "</u>	<input checked="" type="checkbox"/>	
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