

MILLBURY PLANNING BOARD
MINUTES
JANUARY 13, 2014

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 13, 2014, at 7:15 p.m., in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Edd Cote, Jeff Markarian, Paul Pikelis, Michael Georges

Absent: Jaime Dubey

7:15 p.m. A & D Modification to Site Plan

Norman Hill, Land Planning, was present with Mr. and Mrs. Andrianopolis, applicants. A letter from their structural engineer had previously been submitted, indicating that the building is structurally sound.

The façade will be straight across, with a consistent canopy across the top. Additional stone will be added from the ground to waist high, along three sides of new entrance. The old entrance will be wrapped with stone.

Mr. Gosselin asked if there would be stone on both corners. No, it would be very expensive and the applicant decided not to do this.

Motion by Edd Cote to accept changes to the façade as indicated on plan entitled "Site Development Plan, Revised Elevation Plan for Proposed Building Expansion" prepared by Land Planning, Inc., 214 Worcester Street, North Grafton, MA dated December 5, 2013 and last revised on December 21, 2013, seconded by Jeff Markarian, motion carried unanimously.

7:30 p.m. Discussion of Zoning Package for May 2014 Warrant

1. The town's Master Plan is 15 years old, and should be updated. In particular, the Route 146 overlay district should be revisited. Ms. Connors has had a conversation with the original consultant used on the master plan, and in particular, the cost involved. He would like to meet in person, for a workshop type of discussion with the Town Manager. She also spoke with the Planner at CMRPC, and she was told that \$75,000 would give the town a decent Master Plan. Another possibility is to stagger it over a couple of years.

Edd Cote asked if the town was generally satisfied with the present Master Plan. Ms. Connors stated that a Master Plan is generally good for a 10 year period, also, some grants are contingent on a current Master Plan.

Mr. Gosselin recommended that the Board discuss sections of the bylaw at various meetings, which will also inform the general public as to its content. Mr. Cote would like to evaluate what type of return we will get with an update, and would like to measure how the current Master Plan was implemented to evaluate its worth.

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A survey was proposed and the Board discussed the cost associated with it. Concern was also expressed as to the time between when the survey is completed and when the Master Plan process begins, and how current the information will be.

2. Aggregate property on the Sutton town line. Ms. Connors spoke with the Town Manager and he would like to go forward with the proposal to change the area to an Industrial I zone. Ms. Connors asked if anyone was able to check the monument markers there, which were in question at the last meeting. She also asked for input as to what land area should be included in the proposed zoning change. Mr. Gosselin agrees with the change, but would like a buffer for the abutting residential properties. It was proposed that the dimensional requirements be changed from a 40 ' wooded requirement within the buffer to a 50 ' wooded requirement.
3. Registered marijuana dispensary. Examples of bylaws were provided for the Board's review. CMRPC presented a guest speaker on this subject, at their meeting last week. Members Richard Gosselin and Edd Cote attended. Ms. Connors would like to restrict the location of these facilities within the Business II District. The articles she has read lead her to believe that there may be a criminal element attached to this. For example, loitering, targets for robberies, and the soliciting of those who can legally purchase the marijuana. She provided a town map identifying areas where children typically congregate in the center of town. She does not want to have a dispensary located there. Mr. Gosselin stated that there are required security measures in place for its transportation. Ms. Connors has included a 500' buffer from residences. Mr. Cote wants the Business I zoning district (including the town center) to be part of the proposal. This is for medicinal purposes, and should be available where other drug facilities are located. He also advised that the state has provided towns with the ability to opt out of the buffer zone requirement.

Mr. Cote would like two bylaw proposals, one that would also include allowing dispensaries in a Business I zone. Ms. Connors countered by saying that the Planning Board must give a recommendation at town meeting. She suggested that the Board open up this discussion at the public hearing on the bylaw proposal.

4. Ms. Connors advised that the RFP process for an engineering consultant will soon begin.

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Motion by Jeff Markarian, seconded by Edd Cote to accept the minutes of December 9, 2013, motion carried unanimously.

Adjournment:







Motion to adjourn by Jeff Markarian, seconded by Michael Georges, motion carried unanimously. Meeting adjourned at 9:00 p.m.

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Respectfully submitted,

Susan M. Dean

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 January 13, 2014

7:15 p.m. A & D Restaurant Minor Modification

7:30 p.m. Discussion of Zoning Package for May 2014

Other Business:

- Mail, Minutes, Vouchers
- Discussion of Engineering RFP
- All business not reasonably anticipated to be discussed

Subject to Change