

MILLBURY PLANNING BOARD
MINUTES
MARCH 10, 2014

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 10, 2014, in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent: Associate Member Jaime Dubey

7:15 p.m. Zoning-related Warrant Articles Public Hearing, cont.

Expedited Permitting Warrant Article: Town Counsel Jon Eichman has reviewed this article and has suggested that the town accept Chapter 43D – the Board of Selectmen would then have permission to adopt regulations at a later date. He also suggested that the Route 146 and Route 122 priority development site articles be combined, and this can be amended on the town meeting floor if the town decides to pass only one of the sites.

Medical Marijuana Bylaw: Revisions to the medical marijuana related articles by town counsel have been incorporated. Mr. Cote raised the concern that the reference to “educational materials” within the Article 5, Definitions section would preclude other areas of business such as drug stores, libraries and doctor’s offices from supplying educational materials. Ms. Connors stated that this is the definition for a registered marijuana dispensary which was provided by the state.

There were no comments from the public.

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

Motion by Jeff Markarian, seconded by Paul Piktelis, to submit to the Board of Selectmen, the warrant articles as detailed on the March 7, 2014 letter to the Board of Selectmen, for inclusion on the town warrant. Motion carried on a 4-1-0 vote. Member Edd Cote was opposed.

Other Business

Mr. Gosselin identified several projects in town that received Planning Board approval, with conditions that have not been met. South Main Street applicant was required to take the sign off of the building, there was no overnight parking allowed there, the dumpster was to be enclosed.

Regarding the VFW/Fidelity project the sidewalk and drainage must be completed. Ms. Connors advised that the DPW Director asked them to expand the scope of work on the abutting Van-Go Graphics property, that the town will pay for. It has taken some time for the legal documents for the easements. Drainage work will be completed in April. Regarding the sidewalk, an appeal was filed with the Architectural Access Board, and they are still waiting for an answer. Ms. Connors also advised that the town is holding a cash surety to ensure completion.

The parking lot that was approved on South Main Street did not comply with the drainage requirements, and it has been paved over already. Ms. Connors advised that a building permit was not required, but non-criminal disposition may be enforced. She will have to check to see if a letter of compliance was issued by the building department.

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Snow removal at the Shoppes – Target. Mr. Gosselin cited safety issues as his main concern. Piles lead up to the main drive in, making it hard to see oncoming traffic. Snow is also covering more than the number of parking spaces allowed by the Board. Town Planner Connors will forward a letter to Target identifying the Board's concerns.

Eastview Acres: Bob Vigneau has advised that he will start construction on the north part of Irene Court on Wednesday.

29 McGrath Road – Solar Farm: This project is almost complete. Some stabilization work must be finished, as well as the detention basins and the second coat of pavement. The town is holding two performance bonds and \$50,000 cash surety. Ms. Connors is still waiting for the de-commissioning bond and the certificate of occupancy will be held until it is received. Fire training has been scheduled for March 22nd. It was originally scheduled for Saturday, but the fire department had to cancel. The Board agreed that this training must be complete before the site can go live. In lieu of that, the Board will require authorization from Fire Chief Rudge stating that he is confident that the fire department would be capable of handling a fire at that site.

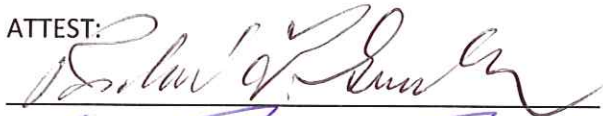
Adjournment:


Motion to adjourn by Jeff Markarian, seconded by Edd Cote, motion carried unanimously. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:



 Edd Cote

