

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 8, 2013, at 7:15 pm., in the Millbury Public Library, 128 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Jeff Markarian, Alan Linkevich, Richard Gosselin, Anna Lewandowski, Paul Piktelis, Michael Georges, Alternate Member.

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7:15 p.m. 34 Elm Street Public Hearing, cont

John Riel was present on behalf of the applicant. The design revision to address drainage has been completed. There was no public comment.

Motion to close the public hearing by Anna Lewandowski, seconded by Paul Piktelis, motion carried unanimously.

Jeff Markarian read statement attesting that he viewed all evidence of the March 11, 2013 meeting, which he missed.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.44 (c) – requirement to submit an Isometric Line Drawing showing the entire project and its relation to existing areas, buildings and roads. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis to grant the multifamily special permit and site plan permit entitled “Parking Plan, 34 Elm Street, Millbury, Massachusetts”, dated November 8, 2012, last revised on March 26, 2013, prepared by HS&T Group, 75 Hammond Street – 2nd floor, Worcester, MA, subject to conditions a – l, motion carried unanimously.

Minutes

Motion by Alan Linkevich, seconded by Jeff Markarian, to accept the minutes of March 25, 2013, motion carried unanimously.

29 McGrath Road, Minor Modification

David Albrecht, Borrega Solar Systems, was present on behalf of First Wind, who is seeking some minor modifications to the approved plan by applicant Mass PV4.

1. System size is smaller, by several acres
2. Stantec prepared a full size re-design which were submitted to Tighe & Bond
3. Road layout virtually the same.
4. Located Standard Oil Co. easement, the original detention basin was on top of it, the location has now been re-designed and moved to the north and east.
5. Fence has been moved in, from south to north
6. Maintenance shed, septic system and well have been removed. Included in maintenance contract that a portable toilet will be located there, and removed in the off season.
7. Two electrical convertors will be used.

Mr. Gosselin wants references to all coordinate systems noted on all plan sheets. (Nad 83 and 88 datum) and monuments set.

Mr. Albrecht submitted ALTA survey, which is on the same coordinate system, to be used for financing and to address the Board's concern with the location of the easement.

Mr. Gosselin would like both sets of plans submitted as one plan.

Ms. Connors asked when the ANR plan submittal can be expected. Once purchase of land is finalized.

Applicant would like to submit a building permit at the end of the week. Ms. Connors advised that the Definitive Plan must be endorsed by the Board, and a performance guaranty must be submitted.

Applicant would like to use a surety bond for the subdivision road and stormwater management and one for de-commissioning of system. Mr. Gosselin advised that an additional \$25,000 bank escrow account will have to be set up in case of default.

Alan Linkevich asked what electro-magnetic fields would be emitted, Mr. Albrecht did not know, but low voltage cable, mostly underground, should not be a concern. He also asked how they would manage glare from the sun. They don't, but stated that the FAA has studied solar projects and were in favor of them.

..... Kathy Fairbanks was recognized to speak; she is a direct abutter at 19 McGrath Road.

She asked about trenching and the detention basins – they were not removed. She is concerned with toxicity of the panels, or what would happen if they were breached. Mr. Albrecht stated that they are remotely supervised, and they would know it almost immediately. He does not believe there is any toxicity associated with the panels.

Previous plan showed new foliage to be planted between area houses, and this industrial park – full of metal, chain link fence and barbed wire. Mr. Albrecht advised that the plantings have not changed from the approved plan. If she is jeopardized by a failing septic system, etc. she appreciates the insurance of the bonds.

Tighe and Bond's review and suggested conditions are amendable to applicant.

Ms. Connors asked if the applicant approved of sending the cost estimate to Tighe & Bond to prepare, before the Board endorses the definitive plan, and Mr. Albrecht answered yes.

Mr. Gosselin wants a cover sheet submitted with the revised plan sheets indicating the sheets that have been revised and that the road will be built according to the approved subdivision plan, with plan reference.

Motion by Jeff Markarian, seconded by Alan Linkevich, to approve minor modifications to Site Plan Review Special Permit and Stormwater Management Permit originally issued on February 13, 2012, for property located at 29 McGrath Road, Millbury, MA. The modifications shall be as depicted on Site Plan Sheets SP-1.1 to SP-1.3, L-1.1 to L-1.3, and L-2.1 to L-2.3, and D-1.1 to D-1.2, prepared by Stantec Planning & Landscape Architecture, dated November 16, 2011 and last revised April 3, 2013, subject to conditions by Tighe & Bond as 4/5/13 comment letter, receipt of cover letter indicating the sheets that have been revised and that the road will be built according to the approved subdivision plan. Motion carried on a 4-1-0 vote. Alan Linkevich was opposed.

Other Business:

Mrs. Lewandowski advised that she was called by abutters and asked if residents from Westview Ave would get notices of the Overlook plan when it is submitted. Ms. Connors advised that only abutters within 300 feet would.

Mrs. Lewandowski asked if any of the projects are near the deadline for their permits, Ms. Connors advised that the permit extension act gave them two additional years, from August, 2012.


Adjournment

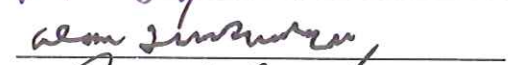
Motion to adjourn by Alan Linkevich, seconded by Anna Lewandowski, motion carried unanimously. Meeting adjourned at 9:00 p.m.


Respectfully submitted,


Susan M. Dean

ATTEST:











TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

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MILLBURY PLANNING BOARD

AGENDA

April 8, 2013

7:15 p.m. 34 Elm Street, Public Hearing, cont.

7:30 p.m. 29 McGrath Road Minor Modification

Other Business:

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

MEETING LOCATION: MILLBURY PUBLIC LIBRARY, 128 ELM STREET, MILLBURY

Subject to Change