

MILLBURY PLANNING BOARD
MINUTES
APRIL 25, 2016

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 25, 2016, at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Edd Cote, Scott Despres, Paul Piktelis, Michael Georges

7:15 p.m. Mike Duhigg, Direct Network Services, 12 Martin Street Public Hearing continued

7:15 p.m. Mike Duhigg, Direct Network Services, 40 Elmwood Street, 58 Elmwood Street Public Hearing continued

Mike Duhigg represented the applicant. The Planning Board wanted a land surveyor to attest to distances from physical school locations to property boundaries and a map indicating latitude and longitude position of the towers and the fall zone. Andrews Survey & Engineering provided a letter verifying distances to the nearest property line of the schools but did not conduct a full boundary survey. Andrews provided the distances from the center of the fall radius to the nearest property boundary for each of the three schools, but did not provide the required map. Mr. Duhigg stated the fall zone of the antennas is within the area required.

Chairman Gosselin explained that the applicant cannot use old engineering plans for their map without permission from the original engineering firm. Mr. Duhigg noted the firm is no longer in business. The Chairman suggested that Mr. Duhigg take the Town GIS map, put a dot where the antenna will be, circle the fall radius from the antenna and submit that as the official plan document. Kevin Flynn, interim planner will assist Mr. Duhigg during a recess from the meeting in order to provide necessary documents.

Edd Cote made a motion to recess the hearing; Paul Piktelis seconded; voted unanimously. After the recess, Mike Duhigg provided updated map to the Board to be executed.

Edd Cote made a motion to close the public hearing for 12 Martin Street for a Wireless Communication Facilities Special Permit under Article 1, Section 14.11 (o) of the Millbury Zoning Bylaws, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to close the public hearing for installation of bracketed towers for wireless communication facilities located at 40 Elmwood Street & 58 Elmwood Street, seconded by Paul Piktelis, voted unanimously.

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Edd Cote made a motion to grant a Special Permit to Direct Network Services under Article 1, Section 14.11 (o) to install a forty foot bracketed tower for property located at 12 Martin Street, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to grant a Special Permit to Direct Network Services under Article 1, Section 14.11 (o) for wireless communication facility for installation of a forty foot bracketed tower at 40 Elmwood Street and a twenty foot extension to an existing twenty foot tower at 58 Elmwood Street, seconded by Paul Piktelis, voted unanimously.

7:30 p.m. Matthew LaPlante, 36 Stone Road, Accessory Dwelling Special Permit Public Hearing, continued

Scott Wrenn represented the applicant for an accessory dwelling unit; in-law apartment for parents. Mr. Wrenn provided an overview of the project stating the in-law apartment is being proposed in order to assist with care for an ailing family member. The property has adequate off street parking and Town Engineer, Jim Malley has signed off that the existing septic system can support the proposed accessory dwelling. The applicant is seeking an additional 143 square feet for housing in addition to the 800 square feet living space outlined in zoning.

Edd Cote initiated general discussion on lot lines and setbacks. Discussion also ensued on the addition of a deck to the plan. Mr. Cote inquired if inclusion of the deck rather than a basic landing changes the footprint of the building and is concerned that the building does not conform with property line setbacks. General discussion of the issue followed.

Chairman Gosselin also wants to see the Town lines indicated on the plan. The existing plan does not show property ties. Chairman Gosselin requested the applicant provide the distance from the corner of the lot to the Town line as well as all four lot lines including 83/88 datum.

Edd Cote stated the installation of the deck could cause an issue. If there was simply a landing, interpretation would be different. The Planner will speak with Millbury Building Inspector to provided further guidance.

Edd Cote made a motion to continue the public hearing to May 9, 2016 at 7:30 p.m., seconded by Paul Piktelis, voted unanimously.

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Nick Grande, Regen Builders – ANR Map 31 Lot 30

Planner, Kevin Flynn stated the applicant was not ready to move forward at this time. The plan was not discussed.

Crown Castle, 428 Greenwood Street – Cell Tower Modification

Amanda Goodall provided an overview that At&T is looking to swap out three existing antennas for three newer model antennas. No other infrastructure will be changed out.

Chairman Gosselin inquired if frequencies were changing. Ms. Goodall was not sure but stated they must follow FCC guidelines. Chairman Gosselin wanted to know if the frequency range will increase or decrease to ensure that that the new antennas will not interfere with other systems. Edd Cote sees this as a replacement antenna and does not see any difference in functionality. It appears to be new hardware to support antennas. Chairman Gosselin stated that an email from Ms. Goodall to the Town Planner would be sufficient as to whether there is an increase or decrease in range. If the Town Planner is satisfied with the email, the applicant will not be required to return to the Board.

Minutes

Edd Cote made a motion to accept the minutes of April 11, 2016, seconded by Paul Piktelis, voted unanimously.

Vouchers

Board members signed vouchers for Stantec for engineering services.

Other Business

The Board discussed Stantec's contract. The Board agreed to extend the agreement for engineering and construction supervision services until August 31, 2017.

Board members extended their thanks to Scott Despres for stepping up to the Planning Board. Scott wanted to thank members for their support. He has learned a lot and wishes the Board well.

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The Board reminded the viewing audience of Town election on 4/26/16 and encouraged all to vote.

Adjournment

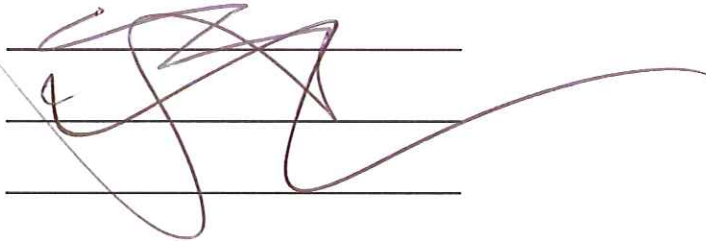
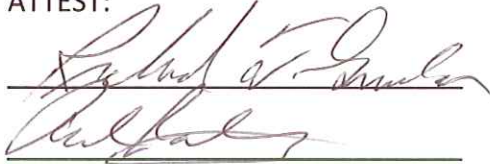
Edd Cote made a motion to adjourn, seconded by Paul Piktelis, voted unanimously. Meeting adjourned at 8:10 p.m.

Respectfully submitted,



Michelle T. Desorcy

ATTEST:





TOWN OF MILLBURY *DEPARTMENT OF PLANNING & DEVELOPMENT*

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-0438 • FAX. 508 / 865-0857

PLANNING BOARD AGENDA

April 25, 2016

7:15 p.m. Mike Duhigg, Direct Network Services, 12 Martin Street, 40 Elmwood Street, 58 Elmwood Street - Public Hearings Continued

7:30 p.m. Matthew LaPlante, 36 Stone Road - Accessory Dwelling - Public Hearing Continued

Nick Grande, Regen Builders - ANR Map 31 Lot 30

Crown Castle, 428 Greenwood Street – Cell Tower Modification

Other Business:

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

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MILLBURY, MASS.

SIGN-IN SHEET

Direct Network Services

Date/Time April 25, 2016 7:15 pm

Public Hearing Continued

NAME	ADDRESS	YES	NO
1 <u>Michelle Parham</u>	<u>20 Taylor St. Leffler MA</u>		
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SIGN-IN SHEET

Matthew Lepante - Accessory Dwelling
 Date/Time April 25, 2016 7:30 pm
 Public Hearing Continued

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 <i>Matthew Lepante</i>	<i>36 Stone Rd. Mulberry MA</i>		
2 <i>Scott Leman</i>	<i>16 Simpson Rd, Abington MA</i>		
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SIGN-IN SHEET

Date/Time

Nick Grande - Regen Builders AOR
(not going forward on plastics per Nick Grande)

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SIGN-IN SHEET

Date/Time Crown Castle - 428 Greenwood St
Cell Tower Modification

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 <u>Mandy Spickell</u>	<u>12 Gill St Suite 5800, Auburn, MA 01801</u>	<input checked="" type="checkbox"/>	
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