

MILLBURY PLANNING BOARD
MINUTES
July 11, 2016

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, July 11 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, David Haak, Paul Piktelis, Michael Georges

7:15 p.m. Country Candle Company, Inc., 10 West Street – ANR Plan

The Board received a letter from Attorney Joe Boynton on behalf of Country Candle Company withdrawing its request to amend the approval-not-required plan for 10 West Street.

Edd Cote made a motion to accept the withdrawal of the ANR plan without prejudice, seconded by Paul Piktelis, voted unanimously.

7:20 p.m. Kevin Perry, 104 McCracken Road – ANR Plan

Edd Cote made a motion to endorse the ANR plan submitted by Kevin Perry for 104 McCracken Road, prepared by Jarvis Land Survey, Inc. dated 4/24/16, seconded by Paul Piktelis, voted unanimously.

7:25 p.m. Stratford Village – Release of Lots

Jeff Taylor, developer of Stratford Village did not provided necessary information to the Board. No action taken

Other Business

Minutes

Edd Cote made a motion to approve the minutes of June 13, 2016 as amended, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to approve the minutes of June 20, 2016, seconded by Paul Piktelis, voted unanimously.

Vouchers

Board members signed vouchers for engineering services from Stantec for Stratford Village and Casa Verde Villages

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CMRPC Delegate Appointment

Central Massachusetts Regional Planning Commission is seeking a member of the Planning Board to be a delegate to the Commission. Richard Gosselin will remain the Planning Board delegate.

7:30 p.m. Peter Sannicandro - 55 Sycamore Street – Informal

Peter Sannicandro came before the Board to discuss a breeding kennel located at 55 Sycamore Street. Mr. Sannicandro provided the Board information about the breed. Interim Planner, Kevin Flynn informed the Board that under current zoning by-laws, the location is within a Business District whereby kennels are a by right use. Mr. Sannicandro will need to go through site plan review. Mr. Sannicandro is looking for guidance from the Board as to what he needs to do to move forward in order to accept his future application.

Mr. Sannicandro provided general details regarding the Great Pyrenees breed. The dogs live among the pack of goats and chickens. They're not housed in individual kennels. There are currently 10 dogs. Dogs are generally put outside at 8am and taken in at 8pm. The dogs are taken out around 10:30 am on weekends. There is also an electric fence. Kevin Flynn inquired what the buffering is between Mr. Sannicandro and his neighbors. Peter said there is approximately a fifty foot rock face area behind the house.

Chairman Gosselin suggested taking a look at the items on the site plan review application that may not apply to this business. Kevin Flynn indicated for example that a traffic study may be one item that may not apply to this particular business. Board members may be more than willing to waive reasonable items, however want the applicant to provide that information to them. Mr. Sannicandro was encouraged to meet with Kevin Flynn in the Planning office to review the application.

Old Business

Associate Member

Terry Burke Dotson came before the Board with interest in becoming an Associate member of the Millbury Planning Board. Chairman Gosselin initiated general discussion if there is a need for an Associate member on the Board. Interim Planner Flynn indicated that in the past on certain issues, if a member missed a meeting they were not able to vote. The Mullin rule was enacted which allows a member who misses a session, the opportunity to review a tape of the meeting, sign a form that the meeting was reviewed and then the member could vote. This

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option was a way to make the system work without the need for Associate members. Chairman Gosselin believes the Associate member can only vote on a special permit.

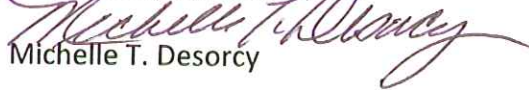
Ms. Dotson recalls that she could also step up if a Board member had a conflict of interest. Mr. Flynn indicated if a member has a conflict of interest they should recuse themselves and absent themselves for all discussion. Chairman Gosselin doesn't believe this has been a problem in the past. Ms. Dotson understands she may not have the opportunity to vote however is willing to serve.

Chairman Gosselin would like to be able to speak with the new Town Manager with regard to the Associate member role and whether or not they should keep the position or not. Edd Cote let the Board know that the position is part of the Zoning Bylaws and in order to change it requires a two thirds majority at Town Meeting.

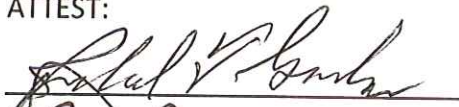

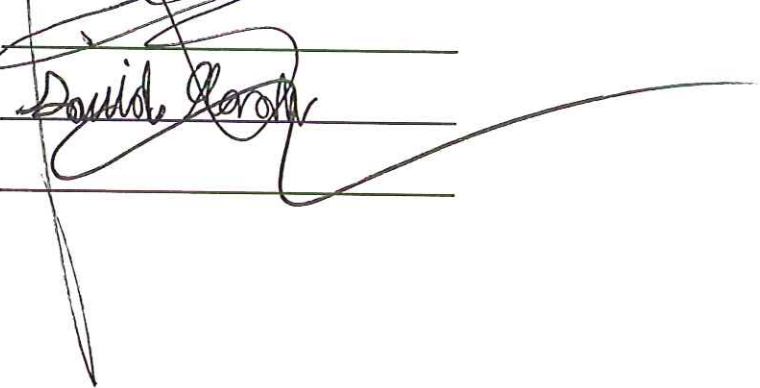
Adjournment

Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 8 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 / 865-4754 • FAX. 508 / 865-0857

PLANNING BOARD AGENDA

July 11, 2016

- 7:15 p.m. Country Candle Company, Inc., 10 West Street - ANR Plan
- 7:20 p.m. Kevin Perry, 104 McCracken Road – ANR Plan
- 7:25 p.m. Stratford Village - Request for Release of Lots
- 7:30 p.m. Peter Sannicandro – 55 Sycamore Street
Informal Discussion – Breeding Kennel

Old Business:

- Associate Member Discussion

Other Business:

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

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