

MILLBURY PLANNING BOARD

MINUTES

August 21, 2017

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, August 21, 2017 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Terry Burke Dotson, Edd Cote, Paul Piktelis, Michael Georges

Absent: None

7:15 p.m. Greenleaf Terrace Definitive Subdivision Public Hearing - Continued

John Grenier of JM Grenier Associates addressed the Board on behalf of his client Mohammed Haghdoost. Mr. Grenier and his client approached an LSP (Licensed Site Professional) to discuss the condition of the property, potential contaminants on the property, review previous documentation and discuss and implement any protocols to insure there are no issues for the abutting properties as well as the property in question.

Ben Gould LSP with CMG Environmental approached the Board with his findings of the property. Mr. Gould stated that the property had been cleaned up around 2002. Reports had been submitted to the DEP and after review of the records and what he found online he feels the property had been closed out properly according to the regulations at the time. He does not feel there are reasons to impede a development. Mr. Gould noted three monitoring wells were on site. In 2005 the wells were tested. The Board questioned if there could be current contaminants coming up through the ground. In response to a question from Mr. Cote, Mr. Gould also commented regarding the various types of metals that may be buried and the toxicity and contaminants of the metals. He did state Thallium was found but feels the laboratory made an error while testing. As a precaution he suggested Thallium is something that should be tested for now.

Terry Burke Dotson suggested that Mr. Gould, abutting neighbors, Mr. Haghdoost and anyone else interested walk the site to observe current conditions. Site walk is scheduled for September 1, 2017 at 3:00 p.m. Ms. Dotson also suggested doing a baseline well test on surrounding neighboring wells. Ms. Connors questioned if monitoring wells were still in place. Mr. Grenier agreed to attempt to find and flag the 3 monitoring wells. Ms. Connors questioned the current soil conditions. Mr. Gould stated based on the report and previous soil samples collected in 2005, current soil conditions would still meet standards and regulations today.

Bob Prytko of 87 McCracken Rd. asked for clarification of LSP qualifications and asked for more of a conclusion to Mr. Gould's findings. Chairman Gosselin suggested we wait until the site walk for further assessment and clarifications. Ms. Dotson asked if Mr. Prytko's well was and is still contaminated. Mr. Prytko stated he is still in the process of having his well tested. He also

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questioned the metals that are buried and the contaminants in the ground and is concerned how the storm water run off will affect neighboring properties. He asked the Board to consider that issue when they walk the site on Sept 1st.

Darren Haig of 87 McCracken Rd. approached the Board regarding the three monitoring wells in place. He wondered if three wells are enough and would more wells be needed. Mr. Gould explained the monitoring well process and verified that three wells were sufficient in 2002, 2005 and today. He does however reserve the right to change his opinion after the site walk. Ms. Dotson asked Mr. Haig if his well had been contaminated. He replied that it had been tested years back and found not to be contaminated at the time. Mr. Haig also suggested to the Board that the Town consider some sort of bonding from the developer as protection to the neighbors.

At the request of Mr. Haig and Mr. Prytko, Ms. Connors will email both a copy of the report from Mr. Gould and a copy of the PDF plan.

Mr. Grenier inquired as to what preference the Board had on curbing, lighting and cul-de-sac design. The Board would like to see Sloped Granite Curbing.

Edd Cote made a motion to continue public hearing to 9/25/2017 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

Other Business

Ms. Connors addressed the Board about October meeting schedule. Since October 9th is a holiday, did the Board wish to cancel the meeting or reschedule the meeting? Edd motioned to cancel the October 9th meeting. Seconded by Paul Piktelis, voted unanimously.

Minutes

Edd Cote made a motion to accept the minutes of July 24, 2017, seconded by Paul Piktelis, voted unanimously. Terry Burke Dotson abstained.

Edd Cote made a motion to accept the minutes of November 14, 2016, seconded by Paul Piktelis, voted unanimously. Terry Burke Dotson abstained

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Edd Cote made a motion to accept the minutes of February 13, 2017, seconded by Paul Piktelis, voted unanimously. Terry Burke Dotson Abstained


Adjournment


Paul Piktelis made a motion to adjourn, seconded by Terry Burke Dotson voted unanimously. Meeting adjourned at 8:30 p.m.


Respectfully submitted,

Pamela Bott

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

August 21, 2017

7:15 p.m. Greenleaf Terrace Definitive Subdivision Public Hearing - Continued

New Business:

Other Business:

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

RECEIVED
TOWN CLERK
17 AUG 22 AM 10:40
MILLBURY, MASS.

SIGN-IN SHEET

Public Hearing Greenleaf Terrace
 Date/Time 7/21/17 @ 7:15

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	JOHN GRENIER, J.M. GRENIER ASSOC	787 HARTFORD TPK, SHREWSBURY		
2	Ben Gould	116 Esplanade, 67 Hill St, Shrewsbury		
3	Darin Heis	72 McCracken Rd. Milis.	✓	
4	Robert Plytko	87 McCracken Rd	✓	
5	Richard Chmura/Vallet	91 McCracken Rd.	✓	
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