

MILLBURY PLANNING BOARD
MINUTES
SEPTEMBER 8, 2014

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 8, 2014, at 7:15 pm in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

7:15 p.m. W/S Development – Kiosk at Shoppes at Blackstone Valley

Christina Barrows was present on behalf of the Shoppes at Blackstone Valley. She is seeking approval for a gift card kiosk. The Board would like to see a security camera in that location.

Motion by Jeff Markarian to approve the Gift Wise outdoor equipment with the condition to include the installation of a surveillance camera at the outside of the Cinema Delux, upper lot as depicted on Exhibit A, seconded by Edd Cote, motion carried unanimously.

After a brief discussion, Ms. Barrows agreed to contact Kohls Department store and remind them of the snow removal policy.

7:30 p.m. 40 Auburn Road – Solar Farm Public Hearing

Clerk Jeff Markarian read the public hearing notice.

Chris Tait of Doucette & Associates was present on behalf of the solar farm proposal by Borrego Associates. He submitted revised plans. The plans address comments from Fay, Spoffard & Thorndike (FS&T) peer review. This is a 650 kw solar energy system, the project site is in the northwest corner, access is via the existing farm road and a 14 foot gravel access aisle, with two wetland crossings. The applicant appeared before the Conservation Commission, and once the Planning Board has rendered a decision they will return to the Conservation Commission.

Mr. Gosselin stated that there is no monumentation on the plan. Mass State coordinates must be on an object not a hypothetical point. The utility easement that is going to be connected to has to be fixed to this property. He definitely wants monumentation in the corner of the property where this site is to be developed, and where it crosses the roadway.

TJ Murphy from Borrego Solar was present. He stated the poles will be within the National Grid easement. Motion lights and power outlet will be on pad.

Mr. Gosselin asked if the fire department should be trained on any equipment present there. Mr. Murphy said no, it is very similar to the other solar site in town already. No hazards will be present, fire department will have keys to fence, there will be a lockbox there also, with a shared code.

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Ms. Connors could not find evidence that this was on a public road, it is shown as Davidson Road, not Blash Road in the records she found. Mr. Gosselin wanted to be sure that fire apparatus could make it down the road. He would like the Fire Chief to comment. Mr. Gosselin asked if the roadway would be plowed in the winter. He was advised that the road would not be plowed immediately, but would be maintained. Peter Blash, owner of the property at 40 Auburn Road, addressed the Board. He has a tractor that goes up and down the road, it is cleared all the time.

Mr. Georges asked how far into the ground does the rack system go? Mr. Murphy stated that on average it is 6 – 8 feet. He asked if the system is used anywhere else – it is specifically used for Massachusetts and New England because of the rock and ledge here.

Mr. Gosselin would like the area ground trooped. Steve Long, Borrego Solar stated that before construction they would run contours. Mr. Gosselin stated one foot contours are required. This can be included in the underground survey. Mr. Long asked that this be a condition of approval. Topography and surveys will be completed shortly. They do not plan on grading this site, the only disturbance will be for the trenching.

A maintenance plan will be provided and is included in Appendix E. Ms. Connors asked that the plan include all elements in the zoning bylaw. Mr. Long asked for clarification on snow removal requirements.

Mr. Gosselin asked about security measures. There will not be any on this site.

Motion to continue the hearing to October 20, 2014 at 7:15 p.m. by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.

October Meeting Dates

Motion by Jeff Markarian to cancel the meetings of October 13, 2014 and October 27, 2014, seconded by Paul Piktelis, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to hold the Planning Board meeting on October 20, 2014, at 7: 15 pm, motion carried unanimously.

8:20 p.m. Casa Verde Village Definitive Subdivision Plan Public Hearing, Inc.

Attorney Steven Maddaus was present. He asked if road opening approval is required for some of the improvements, Ms. Connors advised that it was, and the applicant would have to go

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through the DPW Director. Under condition I 2 and O a contingency will be added that the applicant can work within the town's right of way.

Rob Truax revised the plans as previously discussed. There are 8" pipes, slopes will be less than 1%. The abutter across the street is in agreement with the installation of bollards for protection. Mr. Truax would like the addition of language that would allow the owner to obtain a variance from the Board of Appeals if he would like a higher fence than the bylaw allowed. He advised that Conservation Commission approval is required, applicant is meeting with them on September 17th.

Applicant agreed to an extension to September 23, 2014, and submitted a written extension letter to the Board.

Motion by Jeff Markarian , to accept the written request, extending the time for filing a decision to September 23, 2014, seconded by Edd Cote, motion carried unanimously.

Motion to continue the public hearing to September 22, 2014 at 7:30 p.m. by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.

Chairman Gosselin declared a five minute recess.

9:00 p.m. Cobblestone Village Multi-Family Special Permit & Stormwater Permit Public Hearing

John Grenier was present on behalf of the applicant. Off-site drainage was the biggest question from the last meeting. Manhole covers were popped, there is a 48 inch pipe that goes through the parking lot of True Value, to Howe Ave. where it goes to a 36 inch pipe. There is a manhole within Lincoln Ave. and he submitted a sketch to the Board. It runs to a 15 inch pipe where it becomes a bottle-neck that creates drainage issues for abutters. There is room for a 30 inch pipe, there and applicant proposes to change the pipe.

DPW Director was contacted and he was told about this proposal, he agreed. They have closed the hearing with the Conservation Commission, engineering comments have been addressed and the materials have been forwarded to the new consulting engineer. The first building to be constructed is Building #6, no blasting required there. The developer will then work in a clockwise direction.

The cross country channel is unstable in areas, the pipe will be continued and upgraded between the neighbor's houses if they are in agreement.

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The status of Morse Avenue will have to be determined.

Clerk Jeff Markarian read letter dated September 8, 2014 from Kathleen and Steven Erickson asking who will be responsible to monitor and maintain the holding tank, precautions in place and is there mosquito control in place. They are strongly opposed. Mr. Gosselin stated that this will be under the control of an association. Mr. Grenier stated that this is addressed in the maintenance plan.

Mr. Piktelis asked if there was a response from Aquarion Water Co. Applicant indicated that there was, and he will email it to the Town Planner. Mr. Georges asked for a formal letter from Aquarion Water Co. The Board agreed.

Chairman Gosselin opened the meeting to the public.

Larry Richards, 6 Lincoln Ave., referenced a picture from the website of the abutting areas, and he asked that the applicant identify where the detention pond would be located on that picture. Mr. Grenier identified it for him. Mr. Richards indicated that the channel referred to goes onto private property. Mr. Grenier explained the drainage proposal. Applicant will work with the abutters.

Mr. Richards asked for clarification of the Conservation Commission decision. He will have to ask the Commission.

Peggy Dupuis, 4 Lincoln Ave., asked who was going to maintain the pipe that is proposed? No one from the town has maintained the brook/channel. Mr. Grenier asked the DPW Director to get rid of the channel and extend the pipe up. He proposed that the owners grant the town an easement for maintenance. The applicant agreed to meet with the three abutters there to reach an agreement. Mr. Richards asked if the Board would require hydro-seeding in disturbed areas. Exposed soil will have to be stabilized.

Motion by Jeff Markarian, seconded by Paul Piktelis, to continue the public hearing to September 22, 2014 at 8:00 p.m. motion carried unanimously.

Adjournment

Motion by Jeff Markarian, seconded by Edd Cote, motion carried unanimously. Meeting adjourned at 9:50 p.m.

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Respectfully submitted,

Susan M. Dean

ATTEST:




