

MILLVILLE PLANNING BOARD MEETING MINUTES

Millville Town Hall
290 Main Street

March 26, 2018



Board Members Present: Chairman John Hadley, Vice Chairman Richard Hurteau, Claudette Barrett, Michelle DuMond and Brian Mullaly.

Also present was Eli Goldman, Planning Assistant from Central Massachusetts Regional Planning Committee.

Acknowledgement

Mr. Hadley acknowledged that this was Ms. Barrett's last Planning Board meeting and thanked her for her years of service.

Minutes

Ms. Barrett questioned revisions made to the minutes by Ms. Carney stating that she did not request personal or illegal information at the January 8, 2018 meeting and would like that removed from the minutes. Ms. DuMond stated that she only requested further information regarding Ms. Carney's reduction in hours and more information concerning the Central Massachusetts Regional Planning Commission (CMRPC) person partnering with Ms. Carney. Several other revisions were also suggested.

On a motion made by Richard Hurteau and seconded by Brian Mullaly, the Board voted 5/0 (Hadley, Hurteau, Mullaly, Barrett and DuMond in favor) to accept the minutes of January 8, 2018 as further revised.

Several revisions were discussed for the February 12, 2018 minutes. Ms. Barrett wanted it noted that Ms. Carney was present via telephone conference call (already noted in the minutes); Mr. Hurteau wanted additional details added from the conversation with Giuseppe Perniciaro from Clean Energy discussing the Polny/Thibault project on Lincoln and Main Streets (already included in the original minutes) *Scribers Note: It was determined that the Board members were given incomplete minutes for this meeting to review. The completed minutes were disturbed for the following meeting for review.*

On a motion made by Brian Mullaly and seconded by Richard Hurteau, the Board voted 5/0 (Hadley, Hurteau, Mullaly, Barrett and DuMond in favor) to postpone acceptance of the February 12, 2018 as further revised.

Zoning Diagnostic

Lincoln Barber, Building Inspector and Zoning Officer was present to facilitate the discussion on future zoning changes. He thought it was a great idea to work on better organizing and re-ordering sections of the Zoning Code so that it is less scattered to better serve the Town. He also

noted that several parts of the Zoning Code make no sense regarding the Town of Millville and many sections are in the General Town Code when they should be in the Zoning Code. At the very least there should be a comprehensive Table of Contents. Mr. Barber stated that he would like to work with the Planning Board but there needs to be some leadership to make any progress; new bylaws need to be incorporated which can be a lengthy and expensive process if the Zoning Code were to be overhauled by an outside company. Mr. Mullaly asked about the grant used to create the diagnostic to which it was explained that that grant was a portion of a grant that funded several projects in both Millville and Uxbridge. Mr. Barber stated it was faster to “Google” the bylaws then to actually use the Town Zoning Code.

Mr. Hurteau suggested having a separate workshop to go over prospective zoning bylaws. Mr. Hadley asked everyone to read the Zoning Diagnostic and a separate workshop meeting will be scheduled. Mr. Barber stated that he felt it would be more productive and efficient if any meeting scheduled be kept short and focused with each person assigned one task. Suggested areas of concern that have come to Mr. Barber’s attention of late, as follows:

- *Location of horse paddocks/barns as well as other livestock*; Mr. Barber stated that he realized that some areas of Town are more conducive to having livestock, horses especially, in front yards. Chickens are already allowed in some neighborhoods in Town. Ms. DuMond stated she felt that would reduce the value of the neighborhoods. “Livestock” has a broad definition which could lead to someone placing a cow in their front yard. Agriculture is allowed by right in certain districts now. The current bylaw does not allow an accessory structure (barn) to be in the front yard. Ms. Barrett asked who would monitor Special Permits with these proposed changes (Zoning Officer) but Mr. Barber stated that there needs to be a system in place to track these types of permits. Mr. Mullaly asked if they could just disallow the use of an accessory structure and any livestock in the front yard (yes), to which Mr. Barber added they could allow back yard use by Special Permit, asking if Planning Board members would want the Town to allow pigs and cows in front yards at Alfonso Estates.

Mr. Barber asked if this could be put on the warrant for May to which Mr. Hadley stated that it was too late but something formal could be worked on for the fall Special Town Meeting (STM). Mr. Hadley suggested requiring sufficient acreage to allow livestock in the back yard.

- *Containers for Storage on Site*; Mr. Barber suggested that this only be allowed by Special Permit in the Commercial Business District. They can be allowed in a commercially zoned area if its not detrimental to the surrounding area but is inappropriate in the other residential districts. Mr. Mullaly asked if they could just limit the locations of use, similar to the livestock issue, via the bylaw wording. He further stated that the Highway Department uses trailers to store their tools and signs. Mr. Hurteau suggested incorporating some sort of time limit as in the case of construction uses, to which both Mr. Barber and Mr. Hadley stated that was already the case. Mr. Mullaly suggested tabling this issue for now so that they could further discuss and possibly bring to the fall STM. Mr. Mullaly asked what would happen to the existing containers if such a bylaw

was enacted to which Mr. Barber stated that any existing container would be grandfathered.

On a revised motion made by Brian Mullaly and seconded by Richard Hurteau, the Board voted 5/0 (Hadley, Hurteau, Mullaly, Barrett and DuMond in favor) to table discussion regarding allowing storage containers by Special Permit in the Commercial Business District. This topic will be in the warrant for the Annual Town Meeting in May.

Master Plan

There was no discussion.

Proposed Marijuana Bylaw

Mr. Goldman provided background materials to support the documents. Board members discussed the locations of the various districts in Town, so they could better understand where these establishments could be located. Mr. Mullaly asked why everything is by Special Permit, stating that would discourage prospective applicants. Mr. Hurteau, Ms. Barrett and Ms. DuMond all agreed that it would be more appealing without the Special Permit. Mr. Hadley stated that he understood that a Special Permit would give the Town more oversight and control and could be enforced by the Zoning Officer.

On a motion made by Brian Mullaly discussion was tabled to the next Planning Board meeting regarding the use of Special Permits in the Commercial Business District for marijuana. This topic will be on the warrant for the Special Town Meeting on April 30, 2018.

Public Forum

Mr. Hurteau recused himself from the Planning Board to state that he has given a Conflict of Interest Disclosure to the Town Clerk stating that he has hired John Polny to do work for him.

Mr. Hurteau discussed his development, Carriage I Estates, stating that he questioned why he needed to add \$1,100.00 to his road inspection account for a new inspection when an inspection was conducted last November. He then reviewed the issues with his roads that were discussed at the last Planning Board meeting on March 12, 2018. Mr. Hurteau stated that he saw no need for a professional engineer to inspect the condition of the roads before the road acceptance. Mr. Hadley asked if all the repairs had been made yet (no), to which Mr. Hurteau stated that he could not move forward until he knows if he must rip up the existing road and construct a new one. Mr. Hadley asked Mr. Hurteau if he had contacted Mr. Mullaly regarding this issue (no). Ms. DuMond asked if Mr. Mullaly, as Highway Supervisor, could overrule the engineer to which Mr. Mullaly stated he could not as he was not a licensed professional engineer. Ms. DuMond asked to have the inspection process explained to which Mr. Mullaly stated that the conversation was getting to detailed for a Planning Board meeting. Mr. Hurteau will meet with Mr. Mullaly later.

Planning Board Forum

Mr. Hurteau announced that on April 11, 2018 there would be a public hearing in Uxbridge concerning his proposed solar project.

Mr. Hurteau stated that he had taken it upon himself to discuss recording the Planning Board meetings because of recent confusion with the minutes. They could be recorded with a 1-2-week advance notification at no charge. Mr. Hadley stated he would follow up on it.

Planner's Update

Mr. Goldman brought everyone up to date on his progress with the Open Space Recreation Plan (OSRP), upcoming road acceptances and the Marijuana bylaw. He also asked everyone to complete the survey for the Open Space Recreation Plan.

Mr. Hurteau made a motion to adjourn the meeting which was seconded by Ms. DuMond. The Board voted unanimously to adjourn the meeting at 9:00 PM.

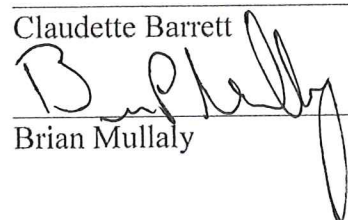
Respectfully Submitted,


Hillary Young Carney
Town Planner


John Hadley, Chairman


Richard Hurteau, Vice Chairman

Claudette Barrett


Brian Mullaly


Michelle DuMond