

MILLVILLE PLANNING BOARD MEETING MINUTES

**Millville Town Hall
290 Main Street**

December 10, 2018

Board Members Present: Chairman John Hadley, Richard Hurteau, Brian Mullaly and Michelle DuMond, William Coupe and Associate Planning Board member Pam Maloney.

Also present was Hillary Young Carney, Town Planner.

Minutes

On a motion made by Richard Hurteau and seconded by Michelle DuMond, the Board voted 5/0 (Hadley, Hurteau, DuMond, Coupe and Mullaly in favor) to accept the meeting minutes of November 26, 2018 as written.

Public Forum

No discussion.

Planning Board Forum

Mr. Mullaly suggested that in January 2019, (the next scheduled meeting) the Planning Board should begin discussion on some of the previously proposed bylaws, prepared by Ms. Carney, specifically the Site Plan Review bylaw with a Minor Site Plan review component. Ms. Carney added that Millville is not a business friendly town as there are no "by right" business uses allowed in Town and every business requires a Special Permit with a major Site Plan review (with newspaper publication, abutter notification and complete engineering). The bylaw proposed would allow for a less formal site plan review. Mr. Mullaly also added that the Building Inspector, Lincoln Barber, has made many valid suggestions for proposed bylaws that the Planning Board should consider acting upon in support of him.

Mr. Hurteau stated that there were many documents that were not on the new website page that he felt should be there to assist interested people. Ms. Carney stated they just needed to be transferred over and would look into getting that done.

Mr. Hurteau requested documents be submitted to Town Counsel regarding his rescinded election as Chairman of the Planning Board last April, 2018.

Ms. DuMond stated that she did not have the dates handy that she needed to attend the CMRPC meetings. Ms. Carney stated she would look it up and get it out to her as soon as possible.

Continued Public Hearing – 7 Providence Street/Special Permit

Radu Morar, owner of the property at 7 Providence Street was present. Matthew Sullivan, tenant at 7 Providence Street of M & J Home Improvement and M & J Disposal, Inc. was also present. Those sitting on the Board for this Special Permit are: Hadley, Hurteau, Mullaly, Coupe and Maloney.

Mr. Hadley stated that he had had two conversations with Police Chief Landry earlier in the day. The Chief was unable to attend the meeting but discussed his concerns with Mr. Hadley. Most of Chief Landry's concerns have already been addressed in the conditions of the Special Permit or in the Site Plan review which was approved at the November 26, 2018 meeting. Mr. Hadley related that Chief Landry had stated that he would support the Planning Board's decision.

Mr. Mullaly asked Mr. Sullivan where he was working currently to which Mr. Sullivan stated mostly out of his home at 303 Chestnut Hill Road and this location as rental space, as he was no longer able to use his previous location at Town Line Power in Bellingham. Mr. Mullaly inquired about the full dumpster to which it was explained that the contents had been left by previous tenants, including building materials which were left by the previous building owner. Mr. Mullaly reminded them that even though the area was zoned commercial it was still a residential neighborhood.

Mark Mandeville, 5 Harkness Road, stated he was concerned with filled dumpsters being on the premise. It was stated in the conditions that only one (1) filled dumpster of solid waste could be stored overnight but must be emptied the following morning; one left on Saturday would be allowed to stay on site until Monday morning. The conditions in the Special Permit limit the total number of flatbed dumpster trucks to two (2) in total; Mr. Sullivan only has one at this point.

Mr. Sullivan stated that he did not want a business sign identifying his business but would prefer to keep a lower business profile. He only does solid waste, no food waste and no scrap metal recycling. Mr. Mullaly also requested Knox box locks be installed on the building and the two gates (main one on Providence Street and the rear emergency egress one) so that the site could be accessed in emergency conditions. The building owner, Morar Radu, agreed to this as a condition.

Mr. Hurteau made a motion which was seconded by Mr. Mullaly to close the public hearing for the Special Permit Review. The Planning Board voted unanimously 5/0 (Hadley, Hurteau, Mullaly, Coupe, Maloney) to close the public hearing. Mr. Hurteau made a motion to grant the Special Permit as edited in the draft decision which was seconded by Mr. Hadley. The Planning Board vote unanimously, 5/0 (Hadley, Hurteau, Mullaly, Coupe, Maloney in favor, no one opposed) to grant the Special Permit.

Planner's Update

Ms. Carney stated that she had received an incomplete application for 50 Main Street, the garage building owned by Mary Ellen Thibeault. She has advised the applicant that the application will not be processed until such time as it has been completed.

Both applicants for various marijuana applications have been in contact and are on schedule. Both are waiting for the State Attorney General's office to confirm the bylaws passed at the Special Town meeting on November 28, 2018.

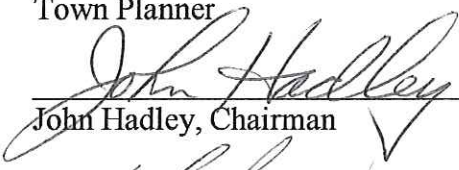
Two buyers from the land auction have been in contact; 92 Hill Street was purchased with the intent of combining it with a large parcel bordering it behind that is currently landlocked. The parcel will provide access to the larger parcel and the buyer intends to package the parcels for sale to a developer. The second buyer, 192 Central Street, intends to build and consolidate their business at this location and has been advised of the procedures they will need to go through.

Ms. Carney and Mr. Mullaly met with Greg Carey of Clean Energy Collective regarding Mr. Polny's intent to build a solar business on his Lincoln Street parcels. It was explained that he needs to determine if the land falls under 21E status first, resolve the issues with the Conservation Commission, file applications for StormWater Management, Site Plan Review and Special Permit with all of the requirements involved.


Mr. Hurteau made a motion to adjourn the meeting which was seconded by Ms. DuMond. The Board voted unanimously to adjourn the meeting at 8:16 PM.

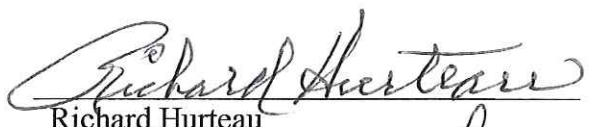
Respectfully Submitted,

Hillary Young Carney
Town Planner


John Hadley, Chairman


Michelle DuMond


William Coupe


Richard Hurteau


Brian Mullaly

REC JAN 15 2019

AM 9:42:45

TOWN CLERK