

MILLVILLE PLANNING BOARD MEETING MINUTES

Millville Town Hall | 290 Main Street

November 21, 2019

Board Members present: Justin Allen, Chris Drew and Brian Mullaly. Also in attendance was Sarah Hoecker, Town Planner

Minutes

GENERAL BUSINESS

The meeting was called to order at 6:07 pm.

Minutes for the October 17, 2019 meeting were not prepared in time to be approved at this meeting, as such approval was tabled until the next meeting.

No correspondences were received at this time.

PLANNING BOARD FORUM

Discussion once again focused on 7 Prospect Street on how to proceed with special permit modification. Ms. Hoecker submitted a request for legal opinion to Town Counsel and is still awaiting reply. Mr. Mullaly pointed out the site plan approval for the property is though the landowner Shawn Scungio d/b/a Digs Construction and the special permit is granted to M & J Home Improvement and M & J Disposal Inc the business renting the lot. Mr. Mullaly asserted there were also some outstanding items regarding the site plan as well and that perhaps both of them should be modified. The board agreed, at the very least the landowner should be involved and notified of the special permit modification. Ms. Hoecker raised the question of administrative fees; when the modification takes place should the applicant Matthew Sullivan have to pay the \$750 Special Permit fee again? Mr. Allen indicated he thought the fee might be too much for a modification, but he would be in favor of formal public hearing costs i.e. legal ad and abutter notifications. Ms. Hoecker agreed and expressed she thought a public hearing would be required at a minimum.

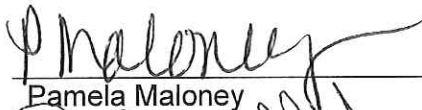
The board reviewed all special permits for the past 18 months, including ZEP Energy Solutions LLC who installed a solar field with access at 4 & 8 Ronden Road. Since the solar field is now complete paving on Ronden Road will begin in the next day or two, as reported by Mr. Mullaly. As the Highway **Surveyor** for the Town Mr. Mullaly has been in contact with Richard Hurteau the landowner and the solar company to coordinate paving. Mr. Hurteau's ultimate goal is to have the Town accept and take responsibility for the road at a Town Meeting.

PUBLIC FORUM

Rocco Addeo came to discuss a property he just purchased a property on Hope Street. The property's address is 18 Prospect Street. Recent projects for Mr. Addeo include a self-storage facility in Grafton. He indicated the building has been deteriorating over several years including a small internal fire in December 2018 which damaged the roof. Mr. Addeo indicated he was in the process of obtaining a building permit to replace the roof. He provided a hand drawn sketch of the property and proposed site plan along with an application. Mrs. Hoecker expressed that Mr. Addeo would need to provide an engineer rendering of the site to proceed with the site plan approval as outlined in the Town's bylaw. Mr. Mullaly stated he would accept the hand drawing if it was up to him. Mr. Addeo inquired what the next steps would be. Mrs. Hoecker indicated once the application was complete with engineer rendering and fees submitted there would need to be a public hearing and that Mr. Addeo would need to notify abutters by certified mail before.

MISC. BUSINESS


After the Special Town Meeting residents have been very hung up on the snow removal from the sidewalks as stated in the bylaw, which indicates residents are responsible. This clause was not a revision added by the board this year, however updating the parking brought this clause into public focus.



Pamela Maloney



Brian Mullaly



Justin Allen

William Coupe

Chris Drew