

MILLVILLE PLANNING BOARD MEETING MINUTES

Millville Town Hall
290 Main Street

 **APPROVED**
July 9, 2018

June 25, 2018

Board Members Present: Chairman John Hadley, Richard Hurteau, Brian Mullaly, Michelle DuMond and William Coupe.

Also present was Hillary Young Carney, Town Planner and Pam Maloney, Associate Planning Board Member.

Minutes

On a motion made by Brian Mullaly and seconded by William Coupe, the Board voted 3/0 (Hadley, Mullaly and Coupe in favor; Hurteau and DuMond were not in attendance at that meeting) to accept the meeting minutes of April 26, 2018 as written.

Open Space Recreation Plan

Ms. Carney explained that the Open Space Recreation was now complete. Eli Goldman had shown them sections as he worked on the plan with Central Massachusetts Regional Planning Commission. The Board of Selectmen accepted the plan at their June 18, 2018 meeting. The Planning Board needs to accept it as a formality. It was noted that the plan can be altered or revised as needed and will be administered by a to-be appointed Open Space Recreation Committee.

On a motion made by Brian Mullaly and seconded by Richard Hurteau, the Board voted 5/0 (Hadley, Hurteau, DuMond, Mullaly and Coupe in favor;) to accept the Open Space Recreation Plan as prepared by the Open Space Recreation Plan Committee and Central Massachusetts Regional Planning Commission.

Public Forum

Gerry Finn, Grove Street, asked if the Master Plan was on-line. It was explained that it was not as yet but would be as soon as we receive the electronic version from Central Massachusetts Regional Planning Commission.

Planning Board Forum

No discussion.

Planner's Update

Ms. Carney updated the Planning Board members on Millville Estates. There has been no action since Mr. Coccoli's latest email. It was recently brought to her attention that the parcel of land was listed for sale for \$2,000,000.

Public Hearing – Site Plan Review/Hurteau Solar Array Access

Public Hearing – Special Permit Review/Hurteau Solar Array Access

Mr. Hurteau recused himself from the Planning Board and Pam Maloney, Associate Planning Board member took his place. Ernie Mello, Zero-Point Development and Sam Hemenway, engineer from Fuss & O'Neill were present representing the applicant, Richard Hurteau. Ms. Carney read the public hearing notice into the record, along with review comments from the Town's engineering firm, TEC, which stated that some sort of structure, possibly a dry well, should be put in place to accommodate the additional 1,100± feet of impervious pavement created in the permanent access easement at 8 Ronden Road; and a letter from Building Inspector Lincoln Barber requesting Quaker Road be considered for access rather than the two sites on Ronden Road. Mr. Mello presented the project which entails two access points, one of which is a temporary easement for construction purposes at 4 Ronden Road and the second one is a permanent, paved easement at 8 Ronden Road which will be used for regular inspection and maintenance work on the solar array being built on Mr. Hurteau's property in Uxbridge. Mr. Mello further explained that they have completed the public hearing process in Uxbridge but are awaiting the final decisions but they have received the Order of Conditions from the Uxbridge Conservation Commission. The Town of Uxbridge conducted a StormWater Management review that looked at runoff from the site and how it flowed including runoff flowing into Millville. The StormWater was reviewed by Graves Engineering, Uxbridge's engineering firm and TEC, Millville's engineering firm. The plan includes and engineered detention basin in the upper quadrant of the site, closest to West Street and a grassy swale along the property line directing runoff to a riprap spillway into the detention basin.

Mr. Mullaly, following up on the Building Inspectors letter, asked why Quaker Street could not be used for access to the site. Mr. Mello explained that there is extensive wetlands, marsh and a vernal pool in that area plus accessing via Quaker Street would be far more disruptive. Mr. Coupe stated that Quaker Street was used to access the high tension lines to which it was explained that the utility company lays down logs for their trucks to drive over, as needed, then removes them when they have completed their work. Mr. Hurteau stated that his residence at 70 Quaker was going to be sold in 2-3 months thereby eliminating that as an access point. Mr. Mullaly also asked why there was no StormWater Management for the construction at 8 Ronden Road as they were clear cutting an acre for the house construction and the permanent paved access easement (the lot is actually only 41,418 SqFt; an acre is 43,560 SqFt); Mr. Mullaly was also concerned with erosion control issues and if they were in place for the house construction. He further asked what the construction timetable was for the solar array (4-7 months) and if there was going to be soil removed from the site. It was explained that no topsoil would be removed from the site and would be used for cuts and fills as needed as they would only be clearing and grubbing the soil then planting grass. Construction equipment used would be an excavator, bulldozer and a flatbed trailer. Mr. Hadley asked how large the detention basin was (6,000 SqFt – shallow with a flat bottom for quicker runoff recharge into the ground). Mr. Coupe asked if they could visit the site (yes) although nothing formal was organized. When asked if there was some existing site that the Planning Board could visit to see a completed project looked like it was pointed that one of the sites on Providence Street in Uxbridge was one that Zero-Point Development developed.

Jerry Finn, Grove Street, asked who would maintain the permanent access roadway during the winter or if there were issues with the array to which Mr. Mello explained there is a long-term O&M (Operation and Maintenance) Plan on file in Uxbridge addressing those issues but plowing of the access easement will be done by the owner of the array. Usually Zero-Point Development sells the array off to a third party after it has been constructed.

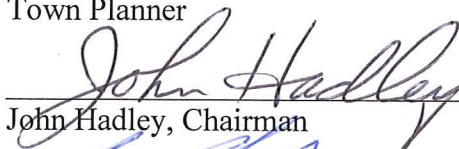
On a motion made by Brian Mullaly and seconded by Pam Maloney, the Board voted 5/0 (Hadley, Hurteau, DuMond, Mullaly and Coupe in favor;) to continue the Site Plan Review to July 9, 2018 at 7:15 PM

On a motion made by Brian Mullaly and seconded by Pam Maloney, the Board voted 5/0 (Hadley, Hurteau, DuMond, Mullaly and Coupe in favor;) to continue the Special Permit Review to July 9, 2018 at 7:20 PM

Mr. Hurteau returned to his seat on the Planning Board. Mr. Hurteau made a motion to adjourn the meeting which was seconded by Ms. DuMond. The Board voted unanimously to adjourn the meeting at 8:19 PM.

Respectfully Submitted,

Hillary Young Carney
Town Planner


John Hadley, Chairman


Michelle DuMond


William Coupe, Jr.


Richard Hurteau


Brian Mullaly