

MILLVILLE PLANNING BOARD MEETING MINUTES

Millville Town Hall
290 Main Street

July 9, 2018

☒ APPROVED
August 6, 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 Richard Hurteau and seconded by Brian Mullaly, the Board voted 4/0 (Hadley, Hurteau, Mullaly and DuMond in favor; Coupe was not in attendance at that meeting) to accept the meeting minutes of June 11, 2018 as written.

On a motion made by Brian Mullaly and seconded by Richard Hurteau, the Board voted 5/0 (Hadley, Hurteau, Mullaly, DuMond and Coupe in favor) to accept the meeting minutes of June 25, 2018 as written.

Meeting Schedule

After a brief discussion it was learned that Ms. DuMond, Mr. Mullaly and Mr. Hadley as well as Town Planner Ms. Carney would not be available for the scheduled July 23, 2018 meeting. Since the approval time for the Site Plan Review/Hurteau Solar Array Access expired on August 4, 2018, Mr. Hurteau offered a five day extension of the approval time, bringing the new date for action to August 9, 2018.

On a motion made by Brian Mullaly and seconded by Richard Hurteau, the Board voted 5/0 (Hadley, Hurteau, Mullaly, DuMond and Coupe in favor) to cancel the meetings scheduled for July 23, 2018 and August 13, 2018. A new meeting date of August 6, 2018 was set.

Public Forum

No discussion..

Planning Board Forum

Ms. DuMond inquired about copies of two business certificates that were in the packet. One was a dog sitting service operated out of the home for twenty (20+) plus years and the other which was listed as a bee farm. The second one has several complaints which the Building Inspector is looking into.

Planner's Update

Ms. Carney stated that there was no activity on Millville Estates.

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. Sam Hemenway from Fuss & O'Neill, engineer for the applicant, was present and Richard Hurteau, the applicant. Ms. Carney explained the solution presented by the applicant's engineer, Sam Hemenway was to use turf pavers for the rest of paving for the proposed permanent access easement. These pavers will allow grass to grow up through holes in them which would reduce the impervious surface created by the asphalt. Ms. Carney further explained that after a conversation with the Millville town engineer, Peter Ellison of TEC, he felt that the pavers were a good idea but alone they would not be sufficient to catch all of the runoff coming off the paved access easement, given the runoff generated the previous week that washed out much of the silt and gravel into the roadway. Mr. Ellison felt that a drywell would still be required. Mr. Hemenway pointed out that a portion of the access easement was in Uxbridge, allowing access to Mr. Hurteau's barn there. The Uxbridge Fire Chief wanted the paved access easement to be 20' wide (by 100' long), making it a legal "fire lane" so that it would be sufficient to handle emergency vehicles. It was noted that the access easement is a construction site, therefore there is more sand and gravel then there will be once the house being built is completed. Ms. Carney asked if asking for a drywell was appropriate to which Mr. Hemenway stated more drainage to catch runoff is always welcome. Mr. Hurteau stated that all of the cables for electricity, telephone, etc. are all located 6-7 feet off of the curbing which would make it difficult to install a drywell.

Mr. Mullaly stated that this was an access road and he felt there was no reason why a structure could not be put on the downhill side of the access easement above where the cables are located. The stormdrain is on the downhill side of the access easement. Mr. Coupe asked about the natural berm at the end of the access easement and if the gravel washed out at the top of the hill would remain the same. Mr. Hemenway explained that the existing grade would be matched by the pavers, directing all of the runoff to the detention pond in the northern end of the site. The grade change is only within six (6) inches. Mr. Hurteau stated that the swale along the property line, behind the existing house lots in Millville, will also carry runoff to the detention pond. Mr. Coupe commented on the drastic change in elevation before and after construction to the existing solar array in Uxbridge that abuts this site to which Mr. Hemenway acknowledged that there were significant changes in elevation at that site but the intent of this project is to retain the same grade throughout.

The flooding on West Street was acknowledged but it was unknown if any of the runoff was a direct resolute of this site. Ms. DuMond stated that there was a pipe in that area that carried runoff to a brook in the area. Ms. Carney cautioned that this applicant was not expected to fix everything but he did have an obligation to not make conditions any worse than they already were. Mr. Hadley thought it might be a good idea to revisit this issue in the future to which Mr. Hurteau stated that he did not have a problem with allowing a one year look back on the drainage as a condition in the decision, adding that any corrective work could be done in five days.

Mr. Mullaly stated that the roads Hurteau, a portion of Albert and Ronden were not as yet built to the Town of Millville standards as noted in a previous inspection conducted by our engineers for road acceptance in 2016; 4-7 months of heavy construction vehicles could damage the subsurface of the those roads. Therefore he would like to have a designated travel route for the construction vehicles; all construction traffic banned from using the newly Town owned section of Albert Drive. Mr. Hurteau stated that he understands that he would have to fix the other roads prior to street acceptance by the Town. Mr. Mullaly stated that he would like to see a bond against damages placed on the project. Mr. Mullaly stated that the roads already have cracks in them to which Mr. Hurteau stated the Town was holding \$37,000 dollars in a bond. Mr. Mullaly stated that that amount would not be sufficient given all of the work required as cited by the Town engineers. Mr. Hadley asked if all construction equipment would go straight up Hurteau Road into the construction site (yes), to which Mr. Hurteau added that all trucks would turn around on the site in Uxbridge, which could be made a condition of the decision as well.

Robert Paige, 32 Albert Drive, asked what would the Town gain by allowing this project except more headaches and no tax money to which Mr. Hadley stated possibly less stormwater runoff going into the streets. Chief Landry stated he agreed with Mr. Paige, stating that all the neighbors should have been notified. All the complaints will have to be handled by the Town of Millville Police department. This is a relatively new neighborhood with expensive homes that is well populated with many children, much different than a through street which passes through many towns. Russell Paige, 28 Albert Drive, stated there will be an uproar when the citizens find out, asking why there was not greater notification. Ms. Carney explained that the required notification is 300' from each edge of the property. Since this application focuses only on access easements on 4 and 8 Ronden Road the requirement was 300' from those properties. The parcel in Uxbridge was much greater and therefore touched more residences in Millville. Notification of the next Planning Board meeting will be sent out. Robert Paige asked who would maintain the easement if Mr. Hurteau leaves to which Mr. Hemenway acknowledged that any future owner would be required to maintain the easement as part of the terms of sale. Mr. Mullaly added that he saw no benefit for the Town of Millville by accessing commercial property in Uxbridge. Lincoln Barber, Building Inspector and Zoning Officer, stated that he was shocked to hear Planning Board members advocating for the project in this meeting. He then asked if Mr. Hurteau had made every effort to access the site by any other way, citing this as a money making project for Mr. Hurteau. Mr. Hurteau responded that if he was trying to make money he could have built 20-30 houses on this parcel.

On a motion made by Brian Mullaly and seconded by Michelle DuMond, the Board voted 5/0 (Hadley, Maloney, DuMond, Mullaly and Coupe in favor;) to accept the request for extension of the approval time for the Site Plan review to August 9, 2018.

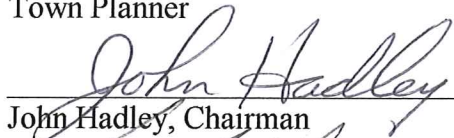
On a motion made by Brian Mullaly and seconded by William Coupe, the Board voted 5/0 (Hadley, Maloney, DuMond, Mullaly and Coupe in favor;) to continue the Site Plan Review to August 6, 2018 at 7:15 PM

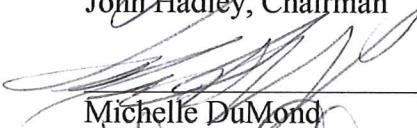
On a motion made by Brian Mullaly and seconded by William Coupe, the Board voted 5/0 (Hadley, Maloney, DuMond, Mullaly and Coupe in favor;) to continue the Special Permit Review to August 6, 2018 at 7:20 PM

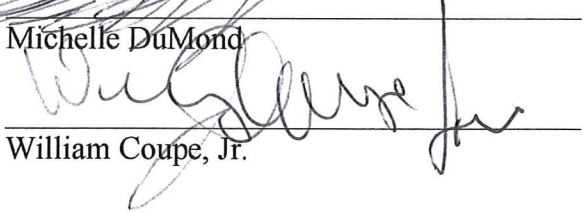
Mr. Mullaly made a motion to adjourn the meeting which was seconded by Ms. DuMond. The Board voted unanimously to adjourn the meeting at 8:38 PM.

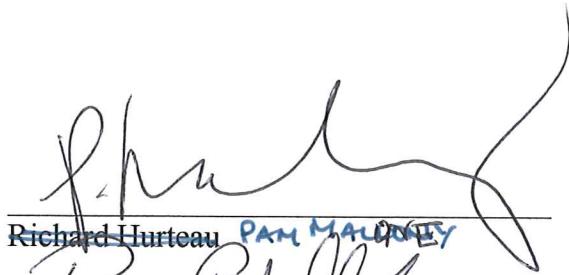
Respectfully Submitted,

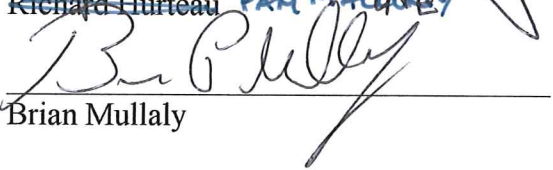
Hillary Young Carney
Town Planner

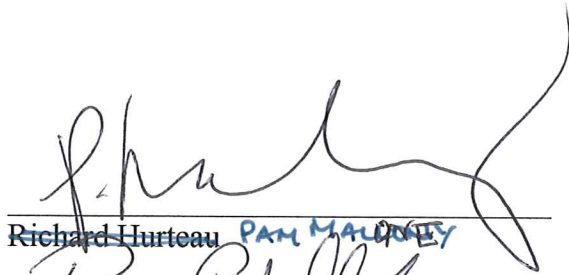

John Hadley, Chairman


Michelle DuMond


William Coupe, Jr.


Richard Hurteau


Brian Mullaly


Pam Maloney