



PLANNING BOARD MINUTES

Millville Senior Center

April 10, 2017

The meeting was opened at 7:03 p.m. Members present: John R. Hadley, Richard R. Hurteau, Claudette Barrett and Michele DuMond (joined meeting at 7:06 p.m.). Planner, Hillary Young Carney, was also present. Members Absent: None. In attendance in the audience: John Polny and Andrew Alward.

Minutes were tabled until a quorum of those present at the 3/27 meeting were also present at this meeting. Hurteau made a motion to approve and sign four (4) vouchers (WT&G, postage reimbursement [Carney], planner, secretarial), Barrett seconded the motion and the vote was unanimous. DuMond joined the meeting at 7:06 p.m. Hurteau made a motion to sign the minutes of 3/27/17, DuMond seconded and the vote was three in favor and one abstention (Barrett).

50 & 56 Main Street, John Polny – This was not an agenda item. Mr. Polny stated that he wants to clear land in order to get a dilapidated trailer out. He plans to pull it away from the wetlands; there is a chance that it may break apart when pulled. He will get a demolition permit tomorrow. A plan/diagram was submitted showing the area in question and the pathway to be used. Hurteau made a motion to allow the brush to be removed and levelling to be done along the route to be used to get the trailer out. Barrett seconded the motion. The planner stated that earth removal should only take place in the shaded area of the plan/diagram, an area of approximately 80 x 150'. She also asked that Mr. Polny notify the Board when the work is done; Mr. Polny responded that he would and that he would probably be done sometime in June. The vote was unanimous. Referring to the commercial building on 50 Main Street, Mr. Polny, as property manager, stated that there was no parking needed by the tenant, as there were no employees, as far as he knew. He did not think the tenant needed a Special Permit as he was only using the building for storage; the building inspector had supposedly told him that storage of personal goods would be allowed and no Special Permit was needed for that. Hurteau made a motion to table this discussion for further review to the Board's next meeting, DuMond seconded and the vote was unanimous. The planner, Carney, stated that the Town was trying to implement bylaw enforcement uniformity throughout the town. She also advocates having minor site plan reviews; this way smaller projects could be dealt with, which would be a bit simpler, and involve less expense and paperwork on the part of the applicant. There was a brief discussion about minor site plan reviews. DuMond was concerned about enforcement. It was mentioned that the Board has had 1 year reviews for those applications that were granted. DuMond was also concerned about enforcement in future years, as well. The Board was in agreement to have Carney draft a minor site plan review document.

7 Providence Street – There are numerous buildings on this property, including a commercial building; they may or may not be grandfathered. The property is currently on the market. This was deemed a zoning enforcement issue and thus should be referred to the building inspector.

Ironstone Street – Re-paving should be taking place there in the very near future. Sidewalks are also in the plans. There was a short discussion. It was mentioned that the Town could take more space, if needed, by eminent domain; it had done that previously. DuMond did not think there was room for that; she would like to see some plans.

Election of Officers – Hurteau made a motion to table this to next month, Barrett seconded and the vote was unanimous.

Vacant Seat – Hadley stated that Andrew Alward had received three votes in the town election and that if Board members and Alward were amenable, the Board could accept the votes and have Alward take the vacant seat. This was done several years ago when Brian Carroll had received 3 or 4 votes and the Board accepted those votes as sufficient, placing him on the Board. Carney stated that Alward would not be able to get two stipends, one from the BOS and one from the Planning Board. Hurteau stated that it had been done before; that it was not illegal and that serving on more than one board and receiving several stipends was allowed in small municipalities, where it is difficult to get people to serve, etc. Board members were in agreement to have Alward take the vacant seat and Alward was agreeable to serving on the Planning Board. A memo will be written to the Town Clerk requesting that Alward be sworn in.

FEMA Questionnaire – Documentation had been forwarded by Joe Raposa, Selectman, regarding re-mapping of floodplains, etc., including a questionnaire. Members briefly reviewed the material. Carney stated that she would address the questionnaire, which is due back to FEMA by April 24th.

Planner's Update – Development Guide: Carney asked that this be tabled to a later meeting; Board members agreed. Public Hearings: there are three public hearings scheduled for the next meeting (road acceptances and Zoning amendments). Site inspections were performed at the subdivisions with the road acceptance requests.

"Afonso Estates": The engineer's report (T.E.C) should be received soon; however, Carney reported that the engineer stated that the detention ponds at "Afonso Estates" are a mess and not built to specifications. The roadways were fine and the drainage was functioning, but not built to specs and there was missing rip-wrap.

"Carriage Estates" – Hurteau stepped off the Board at 8:22 p.m. The detention basins had wetland type vegetation, which was appropriate, and had wet "bottoms". However, there were cracks in the binder coat of the road and one section should be removed and repaired. Carney was not sure that either roadway will be finished in time for the town meeting, although "Carriage Estates" might, due to less intensive repairs needed. The reports from the engineer are not in, as yet. Carney stated that these inspections were deficiency inspections; a final inspection will be needed before a decision can be made, which may have to take place just before Town Meeting. Drains are always cleaned before road acceptance. Detention ponds, specifically Afonso's, were further discussed; the Board was in agreement that they should be constructed as prescribed on the approved Definitive Plans. Sidewalks in "Carriage Estates" need to be paved. Also, Ronden only has a base coat and needs to be paved and some trees need to be removed from the catch basin. The developer, Richard Hurteau, stated that they will be doing the curbing next week and will hopefully get a punch-list by then from the town's engineering firm.

"Carriage Estates II": April 15th is the due date that was set for bond renewal; the bond expires on May 15th.

32 Albert Drive: Jill Paige of 32 Albert Drive had submitted a plan to the building inspector connecting the main house with the garage building; the addition being 20 x 40'. The new design shows two additional bedrooms, which will exceed the approved septic design of five bedrooms. The Board of Health has scheduled a meeting to address this; Hillary was asked by the Town Administrator to attend the BOH meeting on Wednesday. Hurteau stepped back onto the board at 8:46 p.m.

"Millville Estates" – Carney gave a brief recap of past history- she had sent an email, talked with Town Counsel and then Vincent Cocolli, developer, had visited the town hall/police station and there had been a bit of a confrontation between himself and the planner. More recently, a meeting had taken place including Chief Landry, Mr. Cocolli, the planner, Fire Deputy Steve Furno and others. Cocolli mentioned that he wanted to build a 55+ housing development. Carney had explained the process and that the developer still needs to go to the Conservation Commission. Also, if he plans to use the currently approved plans, he would need to have them re-endorsed, as the Registry will not accept them (the time period has expired); the "new" plans would be compared to the previously approved plans by the town engineer to see that they match before they are endorsed. If this is what occurs, it would be the second time that the plans are re-endorsed.

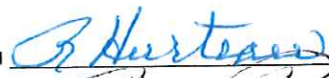
Fred Daprato, who had attended the Board's last meeting, came to the planner to discuss potential plans for his land, which abuts "Millville Estates" land; there is nothing definite.

Hurteau made a motion to close the meeting, Barrett seconded the motion and the meeting was unanimously adjourned at 8:56 p.m.

John R. Hadley



Richard R. Hurteau



Claudette A. Barrett



Michelle DuMond

