

MILLVILLE PLANNING BOARD MEETING MINUTES

Millville Town Hall
290 Main Street

December 11, 2017



Board Members Present: Chairman John Hadley, Vice Chairman Richard Hurteau, Claudette Barrett, Michelle DuMond and Brian Mullaly.

Also present was Hillary Carney, Town Planner

Minutes

On a motion made by Richard Hurteau and seconded by Brian Mullaly, the Board voted 3/0/2 (Hadley, Hurteau and Mullaly in favor, Barrett and DuMond abstaining due to absence) to accept the revised minutes from October 10, 2017.

There was some discussion regarding the minutes for November 27, 2017. Revisions will be made and re-presented to the Planning Board members for consideration at the January 8, 2018, meeting. Mr. Hurteau and Ms. Barrett wanted the minutes to reflect the fact that Mr. Hurteau wanted to discuss why Natalia Alward was released from Town employment. It was pointed out that any such discussion is inappropriate for the Planning Board to discuss since Ms. Alward was hired by the Board of Selectmen.

Correspondence

The correspondence consisted of public hearing notices from the surrounding communities that had occurred prior to the Planning Board meeting.

Appointments

At the Special Town Meeting in November there was a new Earth Removal Bylaw enacted which requires either a Planning Board member or the Town Planner, as its representative be on the Earth Removal Board. Ms. DuMond had expressed interest in being on the new Earth Removal Board as she had previously been appointed to the old Earth Removal Board.

On a motion made by Richard Hurteau and seconded by Ms. Barrett, the Board voted unanimously 5/0 (all in favor) for Ms. DuMond to be the Planning Board's representative to the new Earth Removal Board.

Bond Release Request

Ms. Carney stated that she had received a formal written request from Elaine Capuzziello, Administrator of the Afonso Corporations, requesting a full release of the bond amount plus all interest.

On a motion made by Richard Hurteau and seconded by Ms. Barrett, the Board voted unanimously 5/0 (all in favor) to release the full bond amount of Two Hundred Forty Two Thousand Nine Hundred Ninety Five Dollars Seventy Eight Cents (\$242,995.78) plus all interest back to F & D Central Realty Corporation (Afonso Estates).

Applications

Ms. Carney stated that she was attempting to address future needs by drafting new applications and modifying the few existing applications with greater contact information and procedural information. All the applications will be uploaded to the Planning Board's webpage so they are easily assessable.

On a motion made by Richard Hurteau and seconded by Brian Mullaly, the Board voted 4/0/1 (Hadley, Hurteau, DuMond and Mullaly in favor, Barrett abstained because she had not received the forms to be able to review) to accept the new applications for "Preliminary Subdivision Application", "Definitive Subdivision Application" "Modification to An Approved Site Plan", Application for a Special Permit/Accessory Apartment", Application for a Special Permit/Open Space Residential Development" and "Application for a Special Permit/All Other Uses". All applications can be modified as needed.

Bond Release Policy

Ms. Carney drafted a policy for the future release of Guarantee Bonds following the completion of a subdivision and the Town acceptance of the roadways for all future developments as per prior discussion.

On a motion made by Richard Hurteau and seconded by Mr. Mullaly, the Board voted unanimously 5/0 in favor of the Bond Release Policy.

Ms. Carney will look into a policy change, with Town Counsel, whereby all guarantee bonds are only in cash in passbook savings accounts

Planners Update

Zoning Diagnostics. Ms. Carney stated there had been a working group meeting to discuss some of the issues with the current Zoning bylaws on December 5, 2017. Chris Ryan from Central Massachusetts Regional Planning Commission had lead the group and the Health Agent, The Zoning Enforcement Agent, Town Administrator, Highway Superintendent and Ms. Carney had attended and provided input. A final draft should be delivered before the end of the year.

Open Space Recreational Plan (OSRP). Ms. Carney reported that there had been a second meeting of the OSRP committee on December 7, 2017 and that Tom Mulvey had been selected as Chair. They are aiming for a late spring/early summer completion and acceptance time frame.

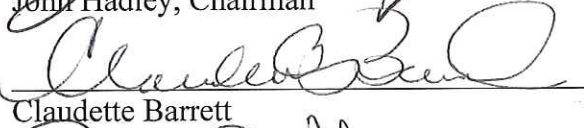
Master Plan. Ms. Carney stated that the Master Plan completion was currently being held up by the OSRP as elements of that will be included in the Master Plan. Hopefully it will be ready for acceptance by the Planning Board and Board of Selectmen also by late spring/early summer.

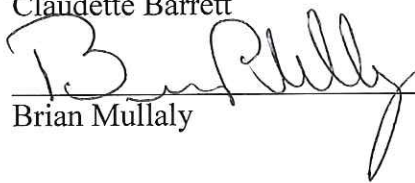
**Mr. Hurteau made a motion to adjourn the meeting which was seconded by Mr. Mullaly.
The Board voted unanimously to adjourn the meeting at 8:02 PM.**

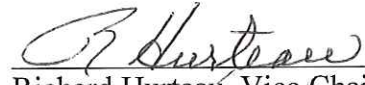
Respectfully Submitted,

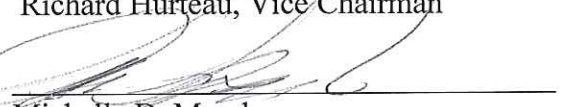
Hillary Young Carney
Town Planner


John Hadley, Chairman


Claudette Barrett


Brian Mullaly


Richard Hurteau, Vice Chairman


Michelle DuMond

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TOWN CLERK