



## PLANNING BOARD MINUTES

Millville Senior Center

January 23, 2017

The meeting was opened at 7:05 p.m. Members present: John Hadley, Richard R. Hurteau, Claudette Barrett, Steven B. Furno and Michele DuMond. Planner, Hillary Young Carney, was also present. Members Absent: None.

Hurteau made a motion to accept and sign the minutes of January 9, 2017, DuMond seconded and the vote was unanimous. Hurteau made a motion to sign five (5) vouchers, Furno seconded and the vote was unanimous.

Correspondence – The following correspondence was received and read aloud:

1. Three public hearing notices from the Town of Uxbridge.

Public Hearing; Accessory Apartment, 32 Albert Drive, Jill Paige – Hurteau stepped off the board as he is an immediate abutter and Alward stepped onto the board as the Associate Planning Board Member. The public hearing was opened with the planner reading the legal ad, as it had appeared in the Worcester Telegram & Gazette. Jill Paige is the applicant; Bob Paige, her husband was also present, as well as, Atty. Gary Hogan, who represented the applicant. Also present were Larry Lench, Building Inspector, Ronald Landry, Police/Fire Chief and Ron Marcos of 12 Albert Drive, an abutter. Mr. Hogan made a presentation, reviewing the application, and stating that as long as the criteria of the accessory apartment were met, according to the bylaws, then the board should approve the application. He stated that the primary purpose of the apartment is to take care of the divorced daughter and that there are eight people living at this address. The building inspector said that there were still some items that needed to be completed, such as taking out a building permit, as well as, electrical and plumbing permits, etc. He added that the applicant would be charged double the usual fee. The garage that was originally built was permitted, according to the building inspector. Hadley asked why permits were not taken out for the accessory apartment before actually constructing and inhabiting it. Bob Paige responded that health issues were the reason. A building permit cannot be obtained as there are back taxes owed. This is under the prerogative of the Building Inspector and he has issued a ticket. The building inspector's citation included a business that was being run at this address. Bob Paige responded that no customers come to the house. He had obtained a Business Certificate from the Town Clerk's Office, but stated that there was no business conducted there. The building inspector stated that a tractor had been located at this site, but has since been removed. Hadley said that he would entertain a motion to continue the hearing, in order to consult Town Counsel. DuMond made a motion to continue the public hearing to Monday, February 13, 2017 at 7:15 p.m., Furno seconded the motion and the vote was unanimous. Alward stepped off the Board at 7:47 p.m.

"Carriage Estates" - Hurteau requested that Lot #10 be released and Lot #12 be held by the Town instead; he felt this made more sense as Lot#12 is actually owned by his partners and they are responsible for completing the roadway. He thought that the passbook savings bond amount was about \$35K. The planner stated that although it isn't included in our Subdivision Rules and Regulations, it would be a good idea to hold 10% of the bond amount for about a year after the road is completed. Furno made a motion to approve the release of Lot #10 and holding Lot #12, DuMond seconded and the vote was unanimous. Hurteau will bring the release document to the next meeting for the board's signature. Hurteau stepped back onto the Board at 8:02 p.m.

Planner Update – Medical Marijuana & Solar Bylaws: Chris Ryan of CMRPC advised holding off on updating the medical marijuana bylaw, but continue with the moratorium. The Attorney General had already approved, so the updating shouldn't be too involved. The plan is to hold the public hearing during the second meeting in February or first meeting in March.

Road Completion/bond hold: The Board can approve the "10% hold of bond money for one year upon subdivision road completion", mentioned above, by a vote at any regular meeting.

Fee Schedule: The revised fee schedule should be on the board's agenda for approval at the next meeting.

Master Plan: Chris Ryan of CMRPC has redone his cost estimate; it is now about \$10K to finish the Master Plan and complete a zoning-bylaws diagnostic.

Furno made a motion to close the meeting, Hurteau seconded and the meeting was unanimously adjourned at 8:53 p.m.

John R. Hadley John Hadley

Richard R. Hurteau Richard R. Hurteau

Claudette A. Barrett Claudette A. Barrett

Michelle DuMond Michelle DuMond

Steven B. Furno Steven B. Furno  
/ma

<b>TOWN CLERK'S OFFICE</b>	
JUL 24 2017	
TIME:	
Signature	