

MILLVILLE PLANNING BOARD MEETING MINUTES

**Millville Town Hall
290 Main Street**

February 22, 2021

Approved: 06/28/2021

Board Members Present: Chair Pam Maloney, Clerk Justin Allen, Chris Drew, Brian Mullaly
Also present was CMRPC Assistant Planner Gabe Trevor

The meeting was opened at 6:30 pm.

GENERAL BUSINESS

The Board reviewed minutes for December 28th, January 15th, January 25th, and February 10th. All minutes were approved unanimously

MR. HURTEAU

Mr. Hurteau has requested a copy of the law justifying the perceived withholding of the bond concerning his subdivision. Mr. Mullaly noted that the board was not withholding the bond, but rather that the Board of Selectmen and Town Administrator were not releasing the fees until a dollar amount was set by the Administrator. Mr. Hurteau felt that his subdivision application was being treated differently by the Town and Planning Board, out of line with historic precedent, citing historic documents and conversations regarding Carriage Estates II and Afonso Estates.. Mr. Mullaly disagreed. Mr. Hurteau inquired about a road construction requested by the Planning Board for the Solar Farm. Mr. Mullaly says that was an agreement between the Town of Millville and the Solar Farm in Uxbridge to allow access from Millville. Mr. Mullaly notes that several years later it was in the best interest of the town to rebuild the road. Mr. Hurteau also asks about the reconstruction of a cul de sac in 2017. Mr. Mullaly notes in both cases the road mix was not applied at the correct temperature. Mr. Hurteau will contact the Treasurer for copies of the legal fees and title search. Mr. Hurteau asked about a liability form for a partial release. Ms. Maloney notes that a full release was an option following payment of legal bills. Mr. Hurteau sent a certified letter with a deadline of February 23rd requesting. Ms. Maloney notes the road is not considered completed until the other items are completed. Mr. Hurteau had to install 4 handicap ramp, and was wondering why Carriage Estate II did not have to install. Mr. Drew notes that the current board members were not involved in those plans.

226 MAIN STREET – STORAGE FACILITY

Mr. Drew motioned to open the hearing at 6:50pm. Mr. Allen seconded.

Mr. Gauvin presented the application on behalf of RJ Investment. The application is concerning a storage facility located at 226 Main Street. Portions of the lot are cleared and portions are wooded. The proposed construction will have 500 square feet of office and 8800 square feet of storage buildings. The property is served by a proposed well and a septic system to accommodate the office area. The site is sloped towards Chestnut Hill from Main Street. Drainage will enter an infiltration system that remains underground. We had to move the well towards the cemetery to avoid contact with a well being used for drinking water by an adjacent residential property. The flow will be reduced by the site onto Main Street from the current condition. The State Fire Marshall was contacted for consultation. It was recommended to change traffic circulation to one-way and to play with the geometry of the site plan to accommodate fire truck, relocating the dumpster pad, and changing a fence to a locked gate to aid access.

Mr. Drew inquired about hours of operation. Mr. Scungio says there will be hours with employees during the day, along with 24 hour access for renters. Lights and storage access are on the interior of the property

to prevent light overflow into adjacent properties. Mr. Mullaly inquired regarding the distance of the back of the building to Chestnut Road. Mr. Gauvin noted a 30 foot setback from Chestnut Road, with the length of the rear setback remaining wooded to the Road. Mr. Mullaly notes the plan is well put together.

Mr. Mullaly motioned to continue the public hearing on March 8th at 6:30pm. Mr. Drew seconded. The motion passed unanimously.

Mr. Mullaly motioned to adjourn. Motion passed unanimously. The Board will met on March 8th.

Respectfully submitted,
Gabriel J. Trevor
Assistant Planner
Central Massachusetts Regional Planning Commission

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TOWN CLERK