

MILLVILLE PLANNING BOARD MEETING MINUTES

Millville Town Hall | 290 Main Street

February 3, 2020

Board Members present: Justin Allen, Chris Drew, Pam Maloney and Brian Mullaly. Also in attendance was Sarah Hoecker, Town Planner.

Minutes

GENERAL BUSINESS

The meeting was called to order at 7:05 pm.

Meeting minutes for the January 13th meeting were not prepared yet.

PLANNING BOARD FORUM

Papers due for local elections by February 13, 2020. All board members running for re-election need to take out papers. The annual is due next Monday February 10, 2020. Mrs. Hoecker stated she would have a draft to the board by Wednesday for their review.

PUBLIC FORUM

Public Hearing for 18 Prospect Street, Site Plan Approval – On motion made by Mr. Mullaly, seconded by Mr. Drew, the public hearing was opened. Members of the public were in attendance. Mr. Addeo provided an overview of the project. The build has been in disrepair for several years now. After suffering a small fire, the roof was ruined. However, the building is still structurally sound. A question was posed from the public about the condition of the block structure used for the walls of the building. Mr. Scungio indicated the visible blocks are not actually part of the infrastructure. Steel beams are holding the building up and are still in good shape. The block structures are only in-fill for the walls. The walls are going to be sheathed for sound insulation and a new solar roof is proposed for lower impact development. All current vegetation existing within 50 feet of the building will be removed, possibly more due to the nature of the trees for ease of access and safety purposes. New plantings are proposed for the front of the building that faces Prospect Street. The building will be re-wired for one tenant. Mr. Addeo and his partner Mr. Scungio indicated they would increase the wiring capacity to subdivide the space only if necessary. An abutter inquired about the property's road access. Can the building be accessed from Hope Street? There is currently a cut away on both Hope and Prospect Streets. Mr. Mullaly stated the building can be lawfully accessed from either street even though the address on record is Hope Street. The abutter requested additional plantings along the property line to create a safety buffer between the two sites. Mr. Addeo acknowledged the request and agreed to place additional plantings along the property line. Mr. Mullaly indicated he would like to see the proposed placement of these plantings reflected on a revised plan and noted in the order of conditions. Requiring a new site plan submission. On motion made by Mr. Drew, seconded by Mr. Mullaly, the public hearing was closed.

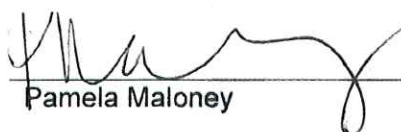
Public Hearing for 18 Prospect Street. Special Permit – On motion made by Mr. Mullaly, seconded by Mr. Drew the public hearing was opened. A dumpster is proposed on site that will be used by the tenant and shielded from the view of the public. Additional household trash is not allowed onsite. Discussion regarding land use took place between the board, the applicants and the public. It was determined the decisions should include language about the number of vehicles that can be onsite, the neatness of the yard and other broad language to make the space marketable to a range of different tenants. There was discussion about the number of vehicles on site including unregistered vehicles. The board felt comfortable with 24 vehicles being present onsite with half of those being unregistered, plus 6 employee vehicles, for a total of 30 vehicles. Two dumpsters for construction materials may be onsite, but it may not contain household trash and must be emptied within 48 hours. Four storage pods may be stored onsite. Additionally, 200 years of material may be stored onsite. Mr. Scungio expressed he did not anticipate yard storage for materials as a primary usage. On Motion made by Mr. Mullaly, seconded by Mr. Drew the public hearing was closed.

Motion was made by Mr. Mullaly to approve the site plan with modification discussed, seconded by Mr. Drew, the board voted unanimously (4/0) to approve the site plan.

Motion was made by Mr. Drew to approve the special permit with conditions discussed, seconded by Mr. Mullaly, the board voted unanimously (4/0) to approve the special permit.

MISC. BUSINESS

The board received a request for road acceptance at the Annual Town Meeting. Since the process requires a public hearing prior ATM the process needs to start in March with public hearings taking place in April for the ATM at the beginning of May.


Pamela Maloney


Justin Allen


Chris Drew


William Coupe

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TOWN CLERK