

MILLBURY PLANNING BOARD
MINUTES
September 23, 2019

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 23, 2019 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Terry Burke Dotson, Paul Piktelis, Michael Georges, Mathew Ashmankas

Absent:

**7:15 p.m. Public Hearing Con't – Accessory Dwelling Special Permit
 295 Riverlin Street – Eric John**

Peter Engle, representing McClure Engineering, detailed the applicant's request to construct a one bedroom accessory dwelling at 295 Riverlin Street.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a) site plan at a scale of 1" = 20', plan is at 1" = 40', Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a) location, type and intensity of lighting Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(b) landscaping plan, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(c) isometric line drawing, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(d) locus plan at scale of 1" = 100', plan is at 1' = 250', Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(e) Building elevation plans at ¼" = 1' or ½" = 1', Building elevation plans are not-to-scale, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 46.2.3(5) Requirement that the accessory dwelling unit shall not exceed 800 square feet gross floor area. The accessory dwelling has a total gross floor area of 920 square feet, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to approve the accessory dwelling subject to conditions a - l, for Eric John, 295 Riverlin Street, Millbury, Massachusetts, dated June 19, 2019 and last revised September 19, 2019, prepared by McClure Engineering, Inc., 119 Worcester Road, Charlton, MA., Bruce DeVault seconded, voted unanimously.

**7:20 p.m. Public Hearing Con't – Multi-family Special Permit/Stormwater Permit
 61 Miles Street
 Mark Smith**

Mr. Ashmankas referred to the email received from Robert Murphy asking the Board to continue the public hearing to October 28, 2019 at 7:15 p.m.

Paul Piktelis made a motion to continue the public hearing to 7:15 p.m. on October 28, 2019, Bruce DeVault seconded, voted unanimously.

**7:25 p.m. Stratford Village - Special Permit Modification
 Stratford Village LLC – Mike Staiti**

Mike Staiti, representing Stratford Village, referred to an email received from several current residents regarding the future playground. He stated that he will come in front of the Board at a later date. The residents currently do not want a playground.

Chairman Gosselin stated that the development was approved with a condition that a playground be constructed. Mr. Staiti confirmed that the playground will be constructed but would like to resolve the type of area with the residents.

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Mr. Staiti asked for a continuance of the existing special permit to the spring of 2020.

Chairman Gosselin expressed concerns about the continuance request. He expressed concerns about the run-off currently from the rear lots that is now travelling down to the abutting residences and now will need to be addressed.

Mr. Staiti inquired about the location of the run-off issues. There are catch basins and drainage throughout the project. He will meet with the engineer and address this potential issue.

Mr. Askmankas inquired and Mr. Staiti confirmed that the current completion date is October 31, 2019.

Mr. Piktelis recommended a nine month construction continuance due to the weather conditions in the winter.

Chairman Gosselin confirmed approving the continuance to July 31, 2020 based on the two issues to be resolved on the project.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, voted unanimously.

Bruce DeVault made a motion to extend the special permit for Stratford Village, Burbank Street, to July 31, 2020, Paul Piktelis seconded, voted unanimously.

**7:30 p.m. Public Hearing Con't – Marijuana Establishment Special Permit
 12 Latti Farm
 Greencare Therapeutics, Inc.**

Joseph Antonellis, attorney representing Greencare Therapeutics to review the sound and odor mitigation.

Mr. Ashmankas read the letter received from the property owner at 10 Latti Farm Road and the email received from Paul Stringham, Millbury Building Inspector, regarding the odor control at the site.

Ms. Dotson and Mr. Ashmankas discussed the visits to Westford treatment facilities.

Mr. Ashmankas inquired about the type of agent to be used at the site.

Mr. Antonellis stated that they are not exhausting air outside of the building and it will be recycled internally.

The draft decision includes a fine relative to odor escaping of \$1,000.00 per day. Also if fined locally the Cannabis Control Commission is notified.

Ms. Dotson inquired about and Mr. Antonellis detailed the process after the Planning Board's approval of the Special Permit.

Chairman Gosselin inquired about what happens if the odor mitigation machinery fails and the timeframe for that repair.

Mike Quinn, representing CoGrow, stated that the odor mitigation will be sealed within the building as the air effects the plants negatively. He reviewed the ventilation process and indicated that they are following the similar technology used on the west coast at cannabis and water treatment facilities.

Chairman Gosselin inquired and Mr. Quinn confirmed that the parts manufacturer is based in Germany but they will have a spare part inventory on site. They have created back up plans for both energy and odor mitigation.

Mr. Ashmankas inquired as to the agent used to suppress the smell and Mr. Quinn stated a natural oils essence will be sprayed and there will be odor rings placed outside the vents to neutralize and disburse the air.

Ms. Dotson inquired about the signage and Mr. Antonellis stated that there is no signage planned onsite at this date due to security reasons. They will come before the Board to review signage at a future meeting.

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Paul Piktelis made a motion to close the public hearing, Mathew Ashmankas seconded, voted unanimously. Mathew Ashmankas moved to waive Section 12.44(a) site plan scale pf 1"=40', Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a) requirement to depict the location, size, type and number of landscape features, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a) requirement to submit intensity of lighting, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a) and Section 12.44(e) requirement to submit elevation and façade treatment plans of proposed buildings, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(b) requirement to submit a landscape plan, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to approve the Recreational and Medical Marijuana Establishment Special Permit and Site Plan Approval, 12 Latti Farm Road, applicant Greencare Therapeutics Inc., 70 Fargo Street, Suite 906, Boston, MA, 02210, dated filed July 22, 2019, Bruce DeVault seconded, voted unanimously.

**8:00 p.m. Minor Modification of Site Plan Approval/Stormwater Permit
278 West Main Street**

Adam Farkes, representing CS Energy, discussed access road minor modification and grubbing in the northern array location. Greg Aveniam representing Amak Foster, reviewed the updated plan and detailed the access road location within the property site. There was a site visit held with Laurie Connors and Stantec to discuss the stump clearing.

During the site visit with Laurie Connors and Stantec to review the stump clearing it was indicated that due to the requirements of the ground screw installation they will need to have the stumps cleared.

Mathew Ashmankas inquired about and Mr. Aveniam stated that they have reviewed the stormwater run-off with Stantec.

Mathew Ashmankas made a motion to approve the minor modifications to Site Plan Approval and Stormwater Permit, 278 West Main Street, Millbury, MA, dated Sept 23, 2019, Bruce DeVault seconded, voted unanimously.

**8:11 p.m. Minor Modification of Site Plan Approval/Stormwater Permit
308 Millbury Avenue**

Mr. Piktelis stated that the only modification made is to relocate the handicap spot so as to achieve an ADA-accessible path from the parking space into the building. This takes into account the change in foundation elevation.

Paul Piktelis made a motion to accept the minor modification for 308 Millbury Ave, Millbury, MA, revised September 9, 2019, Bruce DeVault seconded, voted unanimously.

8:14 p.m. Minutes –

Mathew Ashmankas made a motion to accept the minutes of July 22, 2019, seconded by Paul Piktelis, voted 4-1, Chairman Gosselin abstained due to absence.

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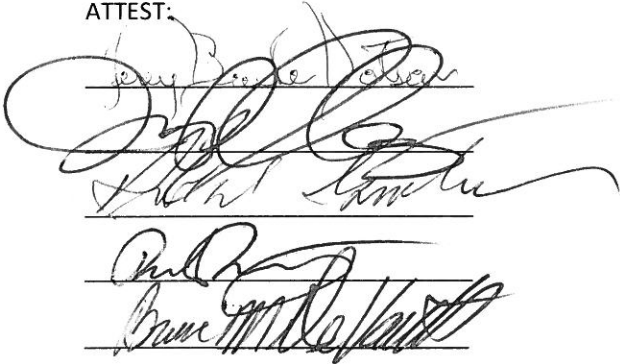
Adjournment

Mathew Ashmankas made a motion to adjourn, seconded by Terry Burke Dotson, voted unanimously. Meeting adjourned at 8:18 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



The block contains two handwritten signatures, each written over a horizontal line. The first signature is 'Terry Burke Dotson' and the second is 'Paul R. Burke'. Both are written in cursive.