

MILLBURY PLANNING BOARD
MINUTES
February 10, 2020

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 10, 2020 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, Bruce DeVault, Mathew Ashmankas

Absent:

7:15 p.m. Public Hearing – 8 Auburn Road
 Accessory Dwelling Special Permit & Stormwater Management Permit
 Bob Murphy

Robert Murphy, representing the applicant for 8 Auburn Rd, informed the Board of the proposed development of a single-family house with an accessory dwelling that will be less than 800 sq feet and provided the plans. He received a letter from Stantec with comments that included the request for additional test pits. The site has an approved title 5 septic system currently. There is an Order of Conditions from Conservation Commission that is recorded with the Registry of Deeds.

Mr. Murphy detailed the drainage system design.

Chairman Gosselin asked about how the water from the roof will be captured.

Mr. Murphy stated that C-D classified soils are required to capture a 10th of inch. There will be three systems to capture roof runoff- sub surface under the driveway and a swale that will carry stormwater to the detention basin at the rear of site.

Ms. Connors had a conversation with David Glen, Stantec regarding no testing completed at the location of the system. The detention basin tests were completed on the left side of the site. Testing would confirm the flow to be abutters and requirement is in the regulations.

Mr. Murphy received soil maps from DEP and the soil for site is a C-D soil.

Mr. Ashmankas inquired about the large rubble front of the property and Mr. Murphy confirmed that Woodbridge fine sandy loam is on site. The rocks will be removed from site and two retaining walls will be built.

Chairman Gosselin inquired about the water from driveway and Mr. Murphy stated that it will be hard to contain and they will install a water quality swale along the property line.

Mr. Ashmankas recommended that the snow storage location be moved per the Stantec comments and Mr. Murphy indicated the location on the plan.

Ms. Connors requested that they address the Stantec comments and Mr. Murphy confirmed. Ms.

Connors requested updating the limit of disturbance and Mr. Murphy discussed the plan for that. He indicated the additional area per Stantec comments on the updated plans. Mr. Murphy indicated the tree removal plan and that there will be no work past the stone wall.

Chairman Gosselin commented that issuing a partial lot on a plan is not acceptable. A full lot plan will need to be received with actual dimensions and Mr. Murphy confirmed that he will provide the updated plan to the Board.

Mr. Murphy stated that four tests were completed previously.

Mr. Ashmankas inquired about the protections around the well location during construction and Mr. Murphy stated that the title 5 plan with permit. There will be two rows of erosion control.

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Chairman Gosselin inquired and Mr. Staiti confirmed that the speed limit in the development is 15 miles per hour. Chairman Gosselin requested that signage for speed limit should be posted throughout the development.

8:37 p.m. Discussion of Draft Zoning Bylaw Changes

Ms. Connors spoke with James Kelley and Jon Adams regarding the proposed bylaws changes.

James Kelley, Acting Town Manager, stated that he received the concerns on the restrictions on the solar farms. The section was removed. The buffers ask to approve the changes.

Chairman Gosselin is in agreement with extending the buffers and expressed concerns about land becoming useless with the solar panels installed.

Mr. Kelley is updating pilot agreements.

Ms. Connors reviewed the current changes, the buffer will be consistent with Industry zone. Increase buffer to 90 feet from abutters and wetlands. The 100 setback requirement to the fence line.

Chairman Gosselin is not in favor with the including the fence buffer.

Ms. Dotson inquired about the fence requirement and Mr. Kelley stated it is for security purposes.

Mr. DeVault inquired about the wetland requirements, roadway and property lines be the same.

Ms. Connors stated that is Conservation Commission bylaw responsibility. The issues in the past was erosion that we are not notified when happening during a project. The updated buffer requirement would assist and protect the wetlands.

Chairman Gosselin requested that solar or other project produce a swale of crushed stone at the line of property and wetlands. Ms. Connors stated that the stormwater requirements address that issue. This change is to address buffers on the solar site.

Ms. Connors requested to table the conversation. She is meeting with the consultant next week and she will discuss with the Board. No changes to the SW.

The zoning changes for Grafton Road and Cross Street going forward to a public hearing and the notices will be sent to the abutters list.

Other Business:

Ms. Dotson inquired if Cobblestone owner and the area residents abutting the development can be on the March 9, 2020 agenda to discuss the water issues.

Ms. Connors stated that she will speak with the developer regarding a water test on the property.