



TOWN OF MILLVILLE

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MILLVILLE PLANNING BOARD MINUTES – AUGUST 14, 2023

Location: Town Hall, 290 Main St.

Minutes taken by Dylan Lindholm, Junior Town Planner

Name, Position	Present	Absent
Pam Maloney, Chairperson	X	
Justin Allen, Board Member	X	
Preston Juskavitch, Board Member	X	
Jason Maille, Board Member	X	
Pam Williams, Board Member	X	
Roland Desjarlais, Associate Board Member	X	
Dylan Lindholm, Junior Town Planner	X	

Open

Meeting opened by Ms. Maloney at 6:00. Roll call taken.

Approval of Minutes

On a motion by Mr. Maille, seconded by Mr. Juskavitch, the Planning Board unanimously voted to accept the July 24, 2023 minutes.

General Business

- **New Associate Member.** Mr. Roland Desjarlais has joined the Planning Board as Associate Board Member.
- **CMRPC Delegate.** A delegate and alternate need to be appointed to the Central Massachusetts Regional Planning Commission (CMRPC) for Fiscal Year 2024.
 - *On a motion by Mr. Allen, seconded by Mr. Maille, the Planning Board voted unanimously to vote Pam Williams as the CMRPC Delegate.*
 - *On a motion by Mr. Maille, seconded by Ms. Williams, the Planning Board voted unanimously to recommend Justin Allen to the Board of Selectmen to be voted in as the CMRPC Alternate Delegate.*

Appointment with Mr. Ken Choiniere regarding 237 Chestnut Hill Road

Mr. Ken Choiniere, accompanied by Mr. Adam Roche, presented a plan to build a subdivision of no more than three residential lots and a cul-de-sac at 237 Chestnut Hill Road. The cul-de-sac would allow for frontage for three lots. The Board of Health furnished a letter to Mr. Choiniere stating that the moratorium on new wells does not apply to this property and a new well may be drilled on the site. Mr. Choiniere wanted the Board's opinion on whether this plan might be acceptable to the Planning Board if he were to go forward with it. The Board was receptive to Mr. Choiniere's plan. After a discussion regarding fire apparatus turning radii, Mx. Lindholm recommended that the Board request the road be built to town specifications, and that Mr. Choiniere request waivers from any specifications that he cannot meet, as Mr. Choiniere stated that he intends the road to remain private.

ANR for 108 & 122 Hill Street

A representative for the 108 & 122 Hill Street presented the plan to change the lot line between 108 Hill St and 122 Hill St. The Board reviewed and signed the ANR plan.

Planner's Update

- A property previously under Special Permit has been sold or is on the market to be sold. The Board wanted to know whether anything needed to be done. Mx. Lindholm stated that there was no action needed at this time; if a new business planned to open on the lot, this would be flagged for bylaw review.
- Mx. Lindholm announced that the Bylaw changes voted in during the Spring Town Meeting had been denied by the Attorney General due to a missing requirement. The Bylaw changes have been re-advertised and posted by the Clerk and are expected to pass the Attorney General's review after a special appeal period.

CMRPC Bylaw Diagnostic & Master Plan Review

- Warrant article drafts were reviewed for recent changes and reorganization.
- A Land Use Study from 2012 was reviewed, as it was included in the 2018 Master Plan. The Board would like to ask CMRPC for assistance in conducting a new survey.
- The Master Plan action items that involve the Planning Board were reviewed.

Close

On a motion by Mr. Maille, seconded by Mr. Allen, the Planning Board voted unanimously to close the meeting at 7:00pm.

The next meeting is scheduled for August 28, 2023 at 6:00pm.

Minutes approved 9/11/23

REC SEP 13 2023

AM 11:52

TOWN CLERK