

**Town of Millington
Planning Commission
Minutes of the Meeting
February 27, 2025**

Call to order: The meeting of the Planning Commission for the Town of Millington was called to order at 7 pm by Chair Joyce Morales. The Commissioners in attendance were Rocky Dutta, Rita Jackson and Moe Morton.

Minutes: Minutes of the January 23, 2025 meeting were reviewed; Commissioner Jackson entered a motion to approve, seconded by Commissioner Dutta, a vote of 4-0 was entered.

Public: John Gonzales of Atwell, Inc. and Steve Schiffer of Ferguson Waterworks

Reports: All reports were reviewed.

Old Business: Admin Manning updated the Planning Commission on the senior housing project; she has been working with Willow, Bramble and Home Partnership through weekly and monthly meetings. Millington sets on a network of underground streams; these streams can create voids in the ground which were found during a recent digging on the site. The contractor actually found a cave-in that has created the needed to relocate part of the project by approximately 13 feet. Admin Manning has started interviews for the workers on site as a requirement of the block grant. Trees are being removed per the plans, Manning asked everyone to review the landscaping plan to ensure they are good with future plantings. We are still working on the dirt issue; the actual tonnage needed and where the dirt will be purchased. Admin Manning is working with Talkie to run fiber to the school, Willow's construction trailer, and be available for senior housing. We are also discussing with Talkie the possibility installation of an antenna on the water tower for wi-fi usage. Talkie will be able to provide services including phone, tv, internet, Wi-Fi, security, and cell phone service soon.

New Business: Admin Manning introduced John Gonzales from Atwell and Steve Shiffer from Ferguson Waterworks to talk about the Millington Resource Center's preliminary site plan for stormwater management. John Gonzales explained what will be required by State law and discussed his recommendation to install rain tanks (R-tanks) as the best avenue to meet stormwater code for 5,000 sq ft, of coverage. The tanks would be installed in the middle of the parking lot on the south side of the building. On the north side of the building near the library entrance, the plans are to install non-pervious pavers. These pavers can be cleaned by a sweeper truck periodically with the addition of stone between the pavers as settlement or damage occurs. Steve Schiffer from Ferguson Waterworks

explained the specifications of R-Tanks. They are lightweight but strong, the benefits are strength, construction versatility, increased infiltration, exfiltration, quick to install and come from recycled polypropylene materials. Ferguson Waterworks will guarantee the installation, help establish SOPs.

Zoning Ordinance: Admin Manning asked the Planning Commission if they had any changes for the zoning ordinance part VI. The Commission suggested including a definition of combustible or explosive materials and section 80-59 E-4 food trucks should be added. Admin Manning asked the Planning Commissioners to think about Accessory Dwelling units for the next meeting because this is the part of the zoning ordinance it should go in and they need to define it.

Commission Comment: There were no comments.

The next meeting will be on March 27, 2025, at 7:00 PM. With no further discussion, a motion to adjourn the meeting was made at 7:55 PM by Commissioner Jackson, a second made by Commissioner Morton, a vote of 4-0 was entered.

Respectfully Submitted,
Jill Starkey
Town Clerk