

MINUTES

Millbury Conservation Commission

Date: August 20, 2014

RECEIVED  
TOWN CLERK  
14 SEP 18 AM 10:29  
MILLBURY, MASS

Time: 7:00 PM

Present: Ron Stead, Paul DiCicco, Mathew Ashmankas arrived at 7:30 p.m.

Absent: Anthony Cameron, Donald Flynn

Vice-Chairman Ron Stead called the meeting to order at 7:30 p.m. [times of public hearings are advertised times]

MINUTES

Paul DiCicco motioned to accept the minutes of the July 16, 2014 meeting; seconded by Mathew Ashmankas; voted unanimously.

7:15 P.M.  
ELITE HOME  
BLDRS., LLC  
CONTINUANCE

Elite Home Builders, LLC  
Notice of Intent Continuance  
Howe Avenue (Assessor's Map 37, Lots 80-84, Map 45, Lots 219-222)

*Document used:*

- Site Development Plans "Cobblestone Village" at Howe Avenue Revised 8/6/14  
Vice-Chairman Ron Stead opened hearing. John Grenier of JM Grenier Assoc. was present on behalf of applicant and submitted revised plan for construction of 6 apartment buildings with a total of 72 units, accessory structures, parking facilities, stormwater management facilities & associated site work. Applicant, Steve Venincasa of Elite Home Builders was also present. Mr. Grenier explained revised plan incorporates concerns of several boards including sewer issues addressed for the Fire Dept., mounding analysis on detention basin addressed for Planning Board and split rail fence & wetland protection signage behind proposed Bldg. 5 for Conservation. Discussion ensued regarding the urban stone-lined channel on Lincoln St., down gradient from project site, which bottle-necks and causes flooding in the area. Proponent said, though beyond the scope of this proposal, they are willing to work with the Town to address this issue. Proponent explained they also propose to modify the infiltration basin by raising the berm which will help reduce post construction runoff. Applicant said the blasting plan has been given to Aquarion Water Co. engineers for review. He said, for any homeowners within 500', free pre-blast surveys will be done upon request.

Audience members spoke. JoAnn Dunn of 25 Hamilton St. noted that during sewer construction the Town discovered a connection between her property & Lincoln Ave. Larry Richards of 6 Lincoln Ave. said he was told by Aquarion that blasting will not be allowed because of natural springs which exist. He asked for the engineer's calculations proving post-construction drainage, and was told he could obtain through Planning Dept.

Paul DiCicco motioned to close the hearing; seconded by Mat Ashmankas; voted unanimously to close.

An Order of Conditions will be issued.

7:45 P.M.  
CHARMCHI  
CONTINUANCE

Ucef Charmchi  
Notice of Intent Continuance  
8 Bayberry Lane

Vice-Chairman Ron Stead opened hearing. Patrick Burke of HS&T Group was present on behalf of applicant to propose construction of a single family house (SFH) with well & septic system installation, within 100' buffer zone (BZ) to wetlands. He explained he

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hasn't revised plan as per Con Com request yet. He said he is waiting for septic plan to be approved by BOH. He proceeded to explain to the board how he plans on revising the plan to address the concerns they previously discussed.

John Loehmann of 65 Auburn Rd. stated concern regarding the house location and voiced concern regarding slope stabilization near driveway.

Kevin Granger of 15 Bayberry Lane questioned catch basin design & function.

Mat Ashmankas motioned for continuance of the Notice of Intent to 7:15 P.M., September 3, 2014; seconded by Paul DiCicco; voted unanimously.

8:15 P.M.  
INFORMAL  
MEETING

John Hall and James Simmler were present to explain modification to work at 112 MacArthur Dr. previously proposed and conditioned in OOC# 224-717. Mr. Hall explained they are now proposing to change the footprint of the house. Board reviewed and discussed modification and determined that the changes will not result in the addition of any further special conditions and modification work can be done in accordance to the existing OOC.

EL-MASSIH  
CERTIFICATE OF  
COMPLIANCE

The Conservation Commission was notified that work at 50 Canal Street is done per OOC #224-707 and a Certificate of Compliance was requested.  
A Certificate of Compliance was approved.

MASS PV4, LLC  
CERTIFICATE OF  
COMPLIANCE

The Conservation Commission was notified that work at 29 McGrath Road is done per OOC #224-682 and a Certificate of Compliance was requested.  
A Certificate of Compliance was approved.

BATES  
CERTIFICATE OF  
COMPLIANCE

The Conservation Commission was notified that work at 84 Wheelock Ave. is done per OOC #224-101 and a Certificate of Compliance was requested.  
A Certificate of Compliance was approved.

COMOLLI  
CERTIFICATE OF  
COMPLIANCE

The Conservation Commission was notified that work at 11 Bayberry Lane is done per OOC #224-496 and a Certificate of Compliance was requested.  
A Certificate of Compliance was approved.

COMOLLI  
CERTIFICATE OF  
COMPLIANCE

The Conservation Commission was notified that work at 11 Bayberry Lane is done per OOC #224-595 and a Certificate of Compliance was requested.  
A Certificate of Compliance was approved.

INFORMATIONAL  
ITEMS

The Commission received a copy of the Site Plan from the Planning Board regarding Casa Verde Villages, for review and comment.

In a letter dated July 25, 2014, National Grid notified the Commission of selective foliage treatment proposed along their rights-of-way in Millbury.

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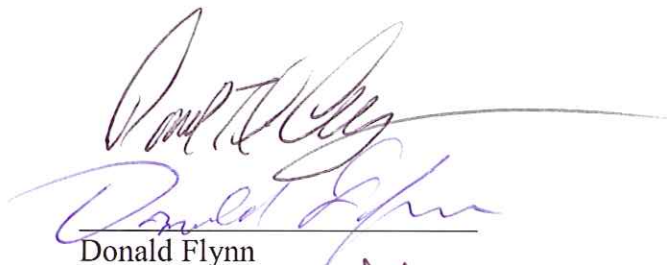
The Conservation Commission received a letter from Maria Walker of 3 Westview Avenue with regards to the proposed development known as Casa Verde Villages.

Mat Ashmankas motioned to adjourn the meeting at 9:00 p.m.; seconded by Paul DiCicco; voted unanimously.

Respectfully submitted,



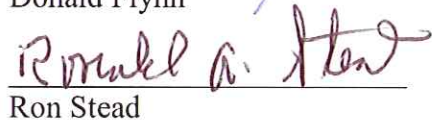
Andrea Paquette  
Secretary



Donald Flynn



Mathew Ashmankas



Ron Stead