

## MINUTES

June 16, 2008

Millbury Planning Board

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 16, 2008 in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Jeff Markarian, Anna Lewandowski, Richard Gosselin, Brian Stowell, Rusty Valery, Peter Caruso, Jr., Associate Member

### **7:15 p.m. Cronin Brook Update**

Mark Kitner and Bob McKie were present on behalf of Platinum Building, Inc. . Mr. Kitner presented a status report and reviewed it with the Board. A copy of that report is attached hereto for reference.

Members of the Board proceeded to bring forward their questions and concerns.

Mrs. Lewandowski identified the following issues:

- She questioned how the new boundaries created as a result of a land transfer affected the driveway to Lot 29. Mr. Kitner explained the land swap with lot 22 which created a side yard for children to play in
- Referenced the June 2, 2008 accident and asked that a stop sign be considered at the intersection of Cronin Brook and Braney Road. Mr. Kitner indicated that this was an issue for the town's safety officer.
- Questioned the status of the street lights. Mr. Kitner explained that the light bases had to be replaced, the electrician will ground and inspect the bases at the end of this week, and the lights will be energized within 5 – 7 business days.
- Open Space Parcel A is a mess
- Asked about the three holes in the road (approximately 6 inches in diameter) opposite of Taft Circle, could they possibly be water shut offs?
- Requested who did the flagging of the vernal pool areas at Braney Road. Brian Stowell and Town Planner Connors advised that there were no certified vernal pools in that location.
- Referenced the EPA fine and asked if EPA permits were current. Mr. Kitner advised that there was an air quality permit on site, but he did not know that those permits had to be in a location to be seen, they were located in one of the houses. He will make the permits visible.

Mr. Gosselin questioned the stone retaining wall that was built by the homeowner on an abutting property (lot 3). Mr. Kitner stated that this was done in error and that there were drainage concerns. Proposals include under driveway detention basin tanks for lots 4 & 5. Mr. Gosselin would like compliance with, at minimum, a 100 year storm.

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Mr. Stowell asked that guard rail and fencing be a priority, and that all work be inspected by the Planning Board's engineer, if the engineer does not show, contact the planning office to make arrangements.

Mr. Darling, 12 Cronin Brook Way, lot 19, was still concerned with road drainage which flows onto his driveway.

### **7:30 p.m. Overlook Estates Update**

Developer was not present.

### **Minutes**

Motion to approve the minutes of April 14, 2008 by Brian Stowell, seconded by Anna Lewandowski, motion carried unanimously.

Motion to approve the minutes of April 28, 2008, with one correction on page 3, by Brian Stowell, seconded by Anna Lewandowski, motion carried unanimously.

Motion to approve the minutes of May 12, 2008, with one correction to page 2, by Brian Stowell, seconded by Anna Lewandowski, motion carried unanimously.

### **Other Business**

Planning Board appointment to Earth Removal Board: Motion by Brian Stowell, seconded by Rusty Valery, to nominate Anna Lewandowski as the Planning Board's representative to the Earth Removal Board, motion carried unanimously. Mrs. Lewandowski accepted the nomination.

Engineering RFP: Town Planner Connors advised that a short term emergency contract would be required. The Board agreed to a three month extension, but would prefer a four month extension if approved by the Town Manager. The Board will also eliminate the provision to extend the contract for an additional year, after its initial three year term.

July Planning Board Meeting: The Board agreed to change the meeting date for the month of July to Monday, July 21, 2008. This will coincide with the opening of the RFP bids at 12 noon that day.

Update on Braimanville Project: Town Planner Connors advised that approximately 45 people attended the workshop. She will work with CMRPC on the revisions to the bylaw and will ask CMRPC to prepare draft ideas for the Board's September meeting.

Chair Gosselin declared a three minute recess.

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**Executive Session:**

Motion to enter into executive session for the purpose of discussing pending litigation, and to return to open meeting only for the purpose of adjournment, by Brian Stowell, seconded by Anna Lewandowski. On a roll call vote, motion carried unanimously.

**Adjournment:**

Motion to adjourn by Anna Lewandowski, seconded by Brian Stowell, motion carried unanimously. Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:

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