

MILLBURY PLANNING BOARD
MINUTES
March 11, 2019

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 11, 2019 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, Michael Georges, Mathew Ashmankas

Absent:

**7:15 p.m. Public Hearing Con't – Major Modification to Definitive Plan Decision
Autumn Gate Estates – Steve Gallo**

Discussion ensued regarding letter received immediately prior to the meeting from Gallo Builders on pending work on project.

No representative from Gallo Builders was present at meeting to discuss status of project.

J.H. Lynch provided Gallo Builders a new estimate for remaining work.

Ms. Dotson commented on the sewer pumping issue.

Ms. Connors mentioned letter dated 11/29/18 from Gary Nelson detailing sewer work that is outstanding. This work needs to all be addressed and completed before release. No work on sewer pump station since 2006/2007.

Mr. Piktelis commented that it was stated at last meeting that Gallo Builders representatives must be present at this meeting.

Ms. Connors commented that no detailed schedule was received from Gallo Builders. Attorney George Kiritsy informed her via telephone that he did not think he would be able to obtain a detailed schedule from Gallo Builders. During the prior meeting, the parties agreed to meet at the site to further discuss the scope of work. Ms. Connors sent an email to Gallo Builders to schedule a date for the proposed meeting, but was told by Bob Gallo that he was not interested in meeting. Instead J.H. Lynch visited the site alone and prepared a plan/revised estimate which was emailed to the Planning Department on 3/11/19.

Bill Scarpati of Stantec Engineering commented on the estimate received from Lynch dated 3/1/19. He recommended additional areas of patching, which were specified in his report dated March 6, 2019. This report was emailed to Gallo Builders with no response to date.

Greg Oswitt of J.H. Lynch commented on the Stantec revision, stating that Bob Gallo is in agreement with Stantec's recommendations. Pricing has increased from original quote.

Ms. Dotson recommended continuing the hearing to next meeting, insisting that all parties need to be present.

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Chairman Gosselin suggested that Ms. Connors prepare a detailed schedule with specific completion dates on all pending work and include verbiage that Gallo is required to respond. If terms are not met, the Town will take the bond.

Martha Bordeau, 32 Autumn Gate Circle, asked for a clear decision of the hearing. She expressed concern about sewer connection issues and work being completed in a timely manner.

Ron Bordeau, 32 Autumn Gate Circle, reiterated that he too is concerned about sewer issues.

Chairman Gosselin commented that Gallo Builders currently owns the sewer. Abutters need to work with him on sewer tie-ins etc.

Bruce Lapine, 120 Grafton Street, expressed concerns about the pump station. He believes that he has a sewer stub currently. He stated concerns about completion of the project.

Ms. Dotson said that she is hopeful given the fact that Lynch and Stantec are in agreement with the paving requirements. She would like to give Gallo Builders a two week extension to 3/25/19.

Lindsay Shaamoian, 11 Autumn Gate Circle, inquired about the next steps if no response from Gallo Builders and the town takes the bond.

Bill Scarpati of Stantec stated that he just received the new Lynch proposal and will need time to review it to ensure all is included and correct.

Chairman Gosselin instructed Ms. Connors to specify in the timeline checklist for Gallo Builders that driveway aprons must be installed within weeks of top course of pavement.

Ms. Connors asked if she should submit the articles for the warrant just in case we need them.

Chairman Gosselin instructed Ms. Connor to submit the articles.

Mr. Piktelis asked Greg if any of the driveways will be effected by the work to fix the road.

Greg Oswitt of J.H. Lynch stated that he specifically excluded driveways for the proposal because he did not know if the home owners would allow Lynch on driveways.

Mr. Piktelis asked roughly how many driveways will be effected if any.

Greg Oswitt of J.H. Lynch stated that there are several effected. Plan is for Lynch to pave by them and there a couple that are in binder now that the home owners will have to top coat to the new road grade.

Chairman Gosselin instructed Ms. Connors to note on the checklist that the driveways will be addressed one week after final paving is complete.

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Chairman Gosselin requested motion to continue hearing two weeks and require Gallo representation on Monday, March 25, 2019 at 7:20pm., seconded by Terry Burke Dotson, voted 4-1

**7:20 p.m. Public Hearing Con't – Site Plan Review/Stormwater Permit
358 ½ Greenwood Street – Wat Barameyta Satharan Temple**

Ms. Connors advised that the engineer did not modify plans and Nea Sann asked for extension.

Mathew Ashmankas made a motion to continue the public hearing to Monday, April 11, 2019 at 7:20pm., seconded by Paul Piktelis, voted unanimously.

**7:30p.m. Lot Release & Performance Guarantee
Jessica J. Drive Extension Subdivision
Bob Vigneau**

Bob Vigneau requested release for lots 12 & 17. He explained due to weather they are currently behind schedule. Required work for release of 12 & 17 lots has been completed. The timeframe for Phase 3 which will include sidewalks and landscaping is spring/summer of 2019.

Ms. Dotson asked if sidewalks were included in the original plans.

Mr. Vigneau confirmed sidewalk were included and will be completed.

Mathew Ashmankas made a motion to accept second amendment and restatement of subdivision definitive agreement secured by cash deposit of Jessica J. Drive extension, dated March 11,2019 in amount of \$455,401.00, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion for a partial release of covenant for Jessica J. Drive definitive subdivision plan for lots 12 and 17. Seconded by Paul Piktelis, voted unanimously.

Other Business - None

Adjournment

**Paul Piktelis made a motion to adjourn, seconded by Terry Burke Dotson, voted unanimously.
Meeting adjourned at 9:25 p.m.**

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Respectfully submitted,

Stephanie Collins

ATTEST:










