

PLANNING BOARD
MINUTES
August 11, 2014

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, August 11, 2014 at 7:15 P.M. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Jeff Markarian, Edd Cote, Richard Gosselin, Paul Piktelis, Michael Georges

7:15 p.m. Eastview Acres Subdivision – Discussion of Waiver Requests

First request for a waiver : Single side sidewalk for 19 homes, leads to nowhere, but was promised to the neighbors. Mr. Gosselin would like the sidewalk to be extended. Applicant agreed.

Second request for a waiver: Drywells not to be built, lots will be graded to an acceptable level now.

Third request for a waiver: Cape cod berm in lieu of granite curbing. Mr. Vigneau showed a chart of subdivisions with homeowners associations – all have cape cod berm. He then showed conventional subdivisions – this subdivision was approved and required to tie into Overlook Estates at the time. It will now be a private neighborhood, with a homeowner's association. He is asking that this neighborhood be held to the same standard as the others have within the last 15 years. Also, improvements to Wheelock Avenue in this neighborhood included cape cod berm.

Mr. Cote commented that this subdivision is only a town meeting vote away from becoming public, and he questioned cape cod berm. Paul Piktelis would like granite curbing. Ms. Connors reminded the Board that the applicant was willing to make repairs to other sections of the roadways which were further damaged by trucks entering this subdivision, in lieu of granite curbing. Ms. Connors stated that this roadway was already in bad condition.

Mr. Cote stated that Section 14.11 of the town's bylaws describes temporary repairs to private ways – Ms. Connors stated that this applies to public funds being used on private ways. Mr. Cote does not believe the applicant has the authority to make the recommended repairs.

The Board will not agree to a change in the curbing, drywells can be eliminated, the slope of the curb is waived.

Motion by Jeff Markarian, seconded by Edd Cote, to waive the requirement to install sidewalks on both sides of Irene Court. A concrete sidewalk shall be installed along the east side of Irene Court only. To the north, the sidewalk shall terminate at the driveway on Lot 20. To the south, the sidewalk shall terminate at the walkway leading to Oak Pond Avenue located on Lot 1. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote, to waive the requirement to install drywells on lots 4, 5, 6, and 10. The change in house locations and grading for these lots eliminates the need for the drywells. Motion carried unanimously.

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Motion by Jeff Markarian seconded by Paul Piktelis, to waive the requirement to install vertical granite curb. Sloped granite curb shall be installed in lieu of vertical granite curb. Motion carried unanimously.

7:45 p.m. Stratford Village Modification Public Hearing.

Clerk Jeff Markarian read the public hearing notice.

Thomas Stratford was present. Mr. Gosselin stated that this subdivision was approved in July, 2004, had 1.5 years to begin with a 5 year time frame to complete, an extension was granted, a major modification to remove over 55 age requirement, then another automatic extension. Ms. Connors advised that what the Board is being asked to do is to extend the time to act. Another 5 years will be available to complete the subdivision from that date.

Mr. Stratford stated that the economy was not there for him to start the subdivision. Mr. Cote asked if there were any changes to the bylaws since this subdivision. Ms. Connors stated yes, a complete overhaul of both the Open Space Community and the Subdivision Rules & Regulations.

Mr. Cote asked if the island on the plan would accommodate the town's fire apparatus. Ms. Connors stated that the radius has not changed in the requirements.

Motion to close the public hearing by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.

Ms. Connors advised that if the Board does not grant an extension, this is a special permit, it will no longer be a valid plan.

Motion by Edd Cote, seconded by Michael Georges, to grant an extension of the period of time to begin substantial for the period of twelve months as it pertains to the notice of decision for Stratford Village, Vote 3-2-0. Jeff Markarian and Paul Piktelis were opposed. Motion failed, a super majority was required.

Ms. Connors advised Mr. Stratford that he could file a modification to the plan that would conform with today's standards.

8:15 p.m. Casa Verde Estates Definitive Subdivision Public Hearing, Con't.

Ms. Connors opened by stating that comments from DPW Director indicate that the proposed grade of sewer line is too shallow.

Rob Truax was present on behalf of the applicant. He had revised the plans based on his previous conversation with DPW Director McNeil. He will contact the DPW Director to discuss his latest concern. Mr. Truax advised that the traffic engineer was not able to be present. Mr. Truax submitted a plan for cut and fill and clearing. This will become supplemental sheet A – also contains a phasing plan.

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Mr. Gosselin does not want to see a new pump station.

Mr. Truax addressed waiver request: sidewalk on one side, concrete, with granite curbing. Driveways will have transitions down.

Ms. Connors would like erosion control measures included and stated that the roadway cross section does not show details.

Thomas Courtney, 46 Oak Pond Avenue. If roadway curves by his house, windows to living room right there, concerned with car lights and also concerned with a runaway car. The Board would like the applicant to address this. Mr. Courtney also asked how much of the sewerage will come down where T drain is – all of it. He asked if there was only going to be a stop sign at the end of Oak Pond – yes. He asked what the timeline of the phasing would be, he was advised that it will be quite awhile before completed.

A condition prohibiting construction equipment from using Westview Avenue will be included if approved. Connecting to Westview Avenue will be part of the last phase.

Don Rajotte, 36 Lincoln Ave. Ext. He suggested that rocks from this subdivision be used to protect his house.

Maria Walker, 3 Westview Avenue - she thought that this public hearing was closed. She thought the Board did not want any trees down until subdivision was being built. At times cars are parked on both sides of Westview Avenue and asked how emergency vehicles are going to access this subdivision. There is a bad corner on the roadway, when two cars pass there it is scary. Mr. Cote asked Jeff Dore if the town had any concerns with these roadways when purchasing the new fire apparatus, he stated no.

Ms. Walker asked if this applicant had to get Conservation Commission approval. Mr. Truax stated that at this time they have no application before the Commission, and are not working within 100 feet of wetlands. Ms. Connors stated that they do not have to go through the Board of Appeals.

Motion to continue the public hearing to Monday, August 25, 2014, at 7:45 p.m., by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.

Chairman Gosselin declared a five minute recess.

9:00 p.m. Cobblestone Village Multi-family Permit & Stormwater Permit Public Hearing, cont.

Clerk Jeff Markarian read the following letters into the record:

Letter from Annie M. Coons, dated August 11, 2014, with comments; also referred to duplicate letter from Dennis Comuuso

Letter from Kathleen and Steven Erickson dated July 29, 2014

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Richard and Peggy Dupuis, 4 Lincoln Avenue, dated August 5, 2014

Letter from Teresa Kiritsy, dated August 6, 2014

John Grenier was present with Steve Venincassa, Elite Home Builders. Since the last hearing final revisions were completed and submitted to the Town Planner. Flow tests for water capacity were completed and results forwarded to the town. Pressure was fine. No springs were found in the area. The town well was depicted on the plan, about a quarter of a mile away to the east. Drainage runs southerly, not towards the well. The pipe under Lincoln Street was addressed. The applicant located the culvert that connects to a 15" pipe under Lincoln Street. Definitely a bottleneck there, applicant will not make this problem greater, runoff will be reduced and won't make it worse. A traffic study is being prepared. At Hamilton Street traffic counts were completed and will be incorporated into the final report. This project will not degrade the current level of service. A cut sheet addressing lighting had been submitted to the Town Planner. Materials and layout have been finalized. Building renderings were provided. One rendering meets strict compliance with elevations, one rendering with gable roofs would be more attractive, but would require Board of Appeals approval. Comments from the Fire Department were received, hydrants were added and water was looped within the site.

Mr. Gosselin asked the applicant to discuss ledge removal with Aquarion Water Co. He would like contours added to the plan, manholes flipped on the street to determine what is in street drainage and where it goes. He wants to know what the capacity of the drainage system is, he can see some runoff going into the street. The wall on the left of the ditch will disrupt flow of water. He would like most of the roof flat, where air conditioner units, etc. could be placed.

Edd Cote requested a financial impact statement. Mr. Grenier advised that one was submitted with the application.

Todd Broberg, 48 Miles Street was concerned with the impact to infrastructure, it is 20 – 50 years old, sewer system has not been upgraded in a long time. The traffic study was done in July and August, it should be repeated in September/October or March/April for an accurate study. Mr. Grenier stated that multipliers are used depending on when study was completed. He also asked how much material will be removed from the site. Mr. Venincassa advised that they will be before the Earth Removal Board and will have the numbers available then.

David Cofske, 45 Miles Street, is concerned with water draining to south, and the houses on Lincoln Ave. He is also concerned with contamination to the water supply. Traffic on Hamilton Street is a race track, with the addition of approximately 150 cars it will be dangerous to residents. Lights should be put in to control traffic.

The Board asked those in attendance if school buses serviced this area, answer was yes. They also asked if the speed limit was posted, the answer was no.

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Anne McCloud, 60 Miles Street, asked if three story buildings were allowed. They are allowed up to 30 feet high. Ms. Connors advised as to how building height is determined. She also advised that height requirements differ depending on location. Living on Miles Street there are beautiful sunrises, she is concerned that this will be disturbed. She asked how many parking spaces were provided – 160. She stated that there will only be an extra 20 spaces or so, if the units had 2 cars each. There will be spill over parking. There are some two bedroom units, how will school system support this? Mr. Gosselin advised that the Board cannot deny a plan based on this.

Larry Richards thanked the Board for looking at the drainage.

Scott Robbins, Howe Avenue. It appears that if the applicant addresses the issues the Board is going to approve this project. He is concerned water in basements, it has to be worse when all these buildings are added. One of the buildings is about 12 feet from his back yard. He is concerned with his foundation, school resources, crime, fire, traffic.

Jeff Dore, 13 Bengston Lane – the current GIS system delineates wetlands on this property. Mr. Grenier stated that they have been to the Conservation Commission. There are wetlands to the west. The large area of wetlands is off the site. They are within the 100 ‘ buffer zone, but no work will be done within wetland area. The sewer commission had problems with the brook there as it travels underground through to Ray’s True Value.

Anna Lewandowski, 5 Howe Lane. On Hamilton Street water travels down the street. She questioned what will be done with the rock from blasting. Will it be processed on site? She would like to see a geologist’s report regarding water and results and changes from blasting. There will be parking lot runoff. Oil, gas, antifreeze from cars will also be in the runoff. She is concerned with the water ban. If the previous proposal (of 98 homes off of Oak Pond) and this one goes through, this is a big expense to all property owners in town.

Donald Rajotte, 36 Lincoln Ave. Ext. Wells there are 20 – 40 feet deep and even then he is not concerned with the blasting, he is mainly concerned with traffic and sewerage.

Mr. Gosselin asked the applicant to look at helping the resident at 49 Howe Ave. to block the view of the buildings, perhaps a wall with trees.

Peggy Dupuis, 4 Lincoln Ave. , asked where Moss Ave. was on the plan. She stated that it does not run that far, her property was just surveyed. She does not want the drain under her property. Applicant will clarify.

Motion to continue the public hearing by Jeff Markarian, seconded by Paul Piktelis to Monday, August 25, 2014 at 8:30 pm, motion carried unanimously.

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10:10 p.m. 4 Latti Farm Road Minor Modifications – Discover Granite & Marble

Michael McGovern was present. Applicant proposes to eliminate fence, one set of stairs, add shrubs, location of dumpsters as it interferes with accessibility of trucks. He added that these changes make sense and can be seen now that project is almost complete. Ms. Connors added there is now a stone retaining wall there where the stairs would be. Ms. Connors suggested parking spaces near loading docks be marked for employees only. Guard rail also makes sense, there is a steep grade and safety concern. It would make more sense than a fence. Screening with vegetation would help. Landscaping choices looked good.

Motion by Jeff Markarian, seconded by Edd Cote to approve the minor modifications to the plan as numbered 1 – 5 as in correspondence dated July 15, 2014, motion carried unanimously.

Ms. Connors advised that stormwater facilities were not inspected. Mr. McGovern stated that an engineer did complete the inspections, and stamped as-built plan will be submitted. The Board will then submit the plans to Tighe & Bond for approval.

Executive Session : Motion by Jeff Markarian to enter into executive session for the purpose of conducting negotiations with non-union personnel, and to return to open meeting for the purpose of adjournment, seconded by Michael Georges, upon unanimous roll call vote the Board entered into executive session.


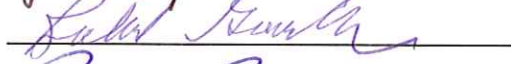



Adjournment:

Motion to adjourn by Edd Cote, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 10:45 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:



TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508/865-4754 • FAX 508/865-0857

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14 AUG - 6 PM 3:36
MILLBURY, MA

PLANNING BOARD AGENDA August 11, 2014

- 7:15 p.m. Eastview Acres Subdivision – Discussion of Waiver Requests
- 7:30 p.m. Stratford Village Modification Public Hearing
- 8:00 p.m. Casa Verde Estates Definitive Subdivision Public Hearing Con't
- 8:45 p.m. Cobblestone Village Multi-family Permit & Stormwater Permit Public Hearing Con't
- 9:30 p.m. 4 Latti Farm Road Minor Modifications - Discover Marble & Granite
- 9:45 p.m. Executive Session – Selection of Engineering Consultant

Other Business:

- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

Subject to Change

SIGN-IN SHEET

Cobblestone Village

Date/Time

August 11, 2014 9:00 pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	TODD BROBERG	48 MILES ST	✓	
2	DAVID CORSE	45 MILES ST	✓	
3	MICHAEL MCGINNIS	84 MILES ST.		
4	Mary O'Brien	86 Miles Vt		
5	Jo. Onda DUNN	25 Hamilton St.		✓
6	Aline Bourdeau	54 Miles St.		✓
7	M.E. MACLEOD	60 MILES ST	✓	
8	SUSAN BALLARD	8 LINCOLN AVE		
9	Peggy Whipple	4 Lincoln Ave	?	✓
10	Richard Whipple	4 Lincoln Ave		
11	Chris Richards	4 Howe Ave		✓
12	Larry Richards	6 Lincoln Ave	✓	
13	Scott Robbins	49 Howe Ave	✓	
14	Leonard Ramondello	21 Lincoln Ave Ext.		
15	Nancy Ramondello	21 Lincoln Ave Ext		✓
16	Sharon Richards	60 Lincoln Ave		✓
17	Jeffrey DORE	13 BINGTSON LANE		
18	Ann Spindler	5 Howe Lane	✓	
19	Donald J. Rofitto	36 LINCOLN AVE. EXT.	✓	
20	Mathew Ashmankas	5 Milbury Terrace	✓	

SIGN-IN SHEET

Casa Verde Definitive Subdivision

Date/Time August 11, 2014 8:15 pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Thomas P. Courtney	46 Oak Pond Ave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	MARIA Walker	3 Westview Ave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Melany Ashman	5 N. D'Long Terrace	<input type="checkbox"/>	<input type="checkbox"/>
4	Bob ^{vic near}	9 Cindy Lane	<input type="checkbox"/>	<input type="checkbox"/>
5	J.T. MILES	40 PARK HILL AVE	<input type="checkbox"/>	<input type="checkbox"/>
6	POZ	36 Lincoln Ave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	APAC	34 PARK	<input type="checkbox"/>	<input type="checkbox"/>
8			<input type="checkbox"/>	<input type="checkbox"/>
9			<input type="checkbox"/>	<input type="checkbox"/>
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SIGN-IN SHEET

Stratford Village

Date/Time

August 11, 2014 7:30pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Matthew Ashmole	S M Long terrace		
2	John Straff	225 225 RIVER ST		
3	Leonard Murr	11 Juniper Dr		
4	Tom Aubette	9 Juniper Dr		
5	Mania Walker	3 Westview Ave		
6	TODD MILES	40 PARK HILL AVE		
7	Spencer + James Lammace	16 Juniper Dr		X
8				X
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