

MINUTES
MILLBURY PLANNING BOARD
SEPTEMBER 14, 2015

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 14, 2015, at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

7:15 p.m. 117 Elm Street Site Plan Review Public Hearing, continued

Al Trakinas from Sitec Environmental was present on behalf of the applicant.

He advised the Board that revisions requested at the last meeting have been completed, including: concrete curbing has been added, the planter has been revised, the landscape strip has been widened to 6 feet wide, and lighting has been added. The tree to the rear of the house is proposed to be eliminated and a lilac bush to be transplanted in its place. A linden tree will be added to the landscape plan. A drill hole along Main Street has been added to the plan. An existing concrete bound near the post office boundary was found and added to the plan.

Mr. Gosselin questioned the boundaries and property corners on the plan. He also questioned the abbreviations used, and there is no legend on the plan either. He will agree to a letter of explanation from the surveyor.

Edd Cote read letter from Robert Frederico, Building Inspector outlining his comments, including handicap space ratio and striping of the parking lot. Ms. Connors can add a condition that will require applicant to comply with ADA requirements.

Motion to close the public hearing by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis, to approve the plan entitled "Site Modifications, Millbury Savings Bank, 109 Elm Street, Millbury, Massachusetts", dated 2/26/15 revised on 9/3/15, prepared by Sitec Environmental, 769 Plain Street, Unit C, Marshfield, MA, subject to conditions a – j, motion carried unanimously.

**7:30 p.m. Autumn Gate Estates Phase II Modification
Public Hearing (request for extension)**

Edd Cote read the public hearing notice.

Bruce Taylor was present to represent Stockhouse Investments. Applicant is requesting an extension to complete the project.

15 SEP 29 AM 9:10
MILLBURY PLANNING BOARD
TOWN OFFICE

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Robert Manzero, 2 Autumn Gate Lane, stated that this property abuts his. He asked if the lots would be for single family homes. Mr. Taylor responded yes.

Motion by Edd Cote, seconded by Paul Piktelis, to close the public hearing, motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis, to extend the Autumn Gates Estates Phase II to extend the completion date to August 12, 2016, motion carried unanimously.

7:45 p.m. Riverlin Street Solar Project Public Hearing continued

Wesley Flis was present on behalf of the applicant. Driveway surface type (recycled asphalt) width has been widened to 20 feet, and steepness of the driveway side slopes have been changed, a small portion is still a 2:1 slope, with an erosion control blanket in that area. Stormwater comments from Fay, Spoffard & Thorndike were addressed, the driveway was shifted closer to the shed, small stormwater basin has been eliminated to address the 10% offset.

Mr. Gosselin stated that the driveway is still very steep (15% slope). It looks like water is channeled along the buildings. Mr. Flis stated it is cross channeled to the turnpike. Mr. Gosselin would like the utility poles relocated as close to the property line as they can get. He is also concerned with drainage and where water hits the loam from the driveway, where it meets with a "V" (north side). Mr. Gosselin agreed to adding rip rap to that area, even though he is usually not in favor of this.

The address for this property is now 289 Riverlin Street. This is the only change to the plans previously submitted to the Board.

Joe Shanahan, Clean Energy Collective was also present. Mr. Gosselin was confused with the easement in the deed and the location of the easement from Riverlin Road to the transmission property behind his site. Mr. Shanahan stated that he is a lessee, the owner owns the property subject to the easement, which is moveable subject to the owner's discretion, as long as the utility company can access that property. This access has been shown on the site plan, which has been sent to National Grid. He has received an email from their counsel stating that they are satisfied with this. Mr. Gosselin advised that his concern is that this information is not recorded on the plan and will not be viewable by anyone.

There was no public comment.

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Ms. Connors reviewed condition "e" and will add the movement of the poles and a 2 foot wide rip rap to this condition. She will eliminate the bullet about recording the access easement.

As for the waivers, she thought the only waiver the Board would deny would be from the new zoning change, requirement to submit an as-built plan depicting bounds at lot corners.

Edd Cote read letter from Richard Hamilton, Fire Chief, dated September 9, 2015, indicating no further comments.

Motion to close the public hearing by Edd Cote, seconded by Michael Georges, motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis to grant a waiver from Section 12.44 (b) requirement to submit a landscape plan. Due to the isolated location of the project, the only required landscaping for the project is loam and seed, motion carried unanimously.

Motion by Edd Cote, seconded by Michael Georges, to grant a waiver from Section 12.44 (c) requirement to submit an isometric line drawing of the project, motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis, to grant a waiver from Section 12.44 (e) requirement to submit an elevation plan. The applicant submitted photographs and specifications of the proposed equipment, motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis, to grant a waiver from Section 12.44 (f) requirement to submit a development impact statement, motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis, to grant a waiver from Section 12.45 (i) requirement to install underground utilities. Due to the isolated nature of the project, above ground utility poles and lines are permitted up to the fenced in area. Within the fenced in area utilities shall be underground. Motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis, to grant a waiver from Section 51.6 (l) setback requirements are waived such that solar panels and appurtenant structures (fencing) shall be closer than 75' to all property boundaries as depicted on the Site Plan. Motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis, to grant a waiver from Section 12.49 (c) requirement to submit an as-built plan that depicts bounds at lot corners. Motion failed on a 0-4-0 vote. Waiver request denied. This requirement shall be fulfilled prior to issuance of an occupancy permit.

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Motion by Edd Cote, seconded by Paul Pikelis to grant site plan review permit and post construction stormwater management permit, subject to conditions a – q, motion carried unanimously.

Chairman Gosselin declared a five minute recess.

8:40 p.m. 50 Howe Ave Site Plan Review Public Hearing, continued

Edd Cote read letter from Richard Hamilton, Fire Chief indicating that the applicant has either met or exceeded all of his comments and expectations. He also read an additional email stating that all pre-existing conditions have been cleaned up, the hydrant is proposed for the entrance, a sign-off that the sprinkler system by a professional engineer and the 10' minimum access for the alleyway is acceptable.

Mr. Cote read letter dated September 10, 2015 from the Building Inspector, Robert Frederico, indicating that the parking space information and interior building plans have not been received. He also addressed snow storage concerns.

Fire Chief Richard Hamilton stated that access to the alley way is sufficient if there is always a 10 foot path available.

Peter Delorey was present. He stated that present employees are parking in areas available for other buildings on the property because it is a convenience right now and those buildings are vacant. He can also provide additional parking spaces and signage. He is presently working on a master plan for the property.

The dumpster will be removed, there is a compactor in the complex. Broken pavement in front of the loading dock will be repaired, and a concrete pad has been added. Striping of all new parking spaces will be done.

Ms. Connors stated that she is ok with the ADA ramp compromise, which meets the requirements.

Mr. Gosselin would like a tenant locator for the complex and monumentation out to the railroad line added to the plan.

There was no public comment.

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Mr. Delorey explained that there is no proposal for an additional sidewalk at this time. There is a sidewalk the length of the street, across the street. Existing lighting has been changed to LED lighting.

Scott Despres, 21 Water Street, Millbury, MA. He stated that all self storage areas he has seen also store vehicles, boats, campers, etc. Mr. Delorey stated no, there is no special air system or access to the building. There will be no outside storage.

A draft decision can be prepared for the next meeting, September 28, 2015.

Terry Burke Dotson spoke and asked if the hearing was closed, nothing else can be heard or submitted. She thinks the Board should keep the hearing open until the next meeting.

Motion to close the public hearing by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

9:20 p.m. Minutes

Motion to approve the minutes of July 13, 2015, as corrected, by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

Motion to approve the minutes of June 22, 2015 by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

9:25 p.m. McGrath Road Extension Performance Guarantee & Certificate of Completion

Ms. Connors advised that this project is now complete.

Motion by Edd Cote, seconded by Paul Piktelis, to approve the Certificate of Completion for 29 McGrath Road – Solar Farm, motion carried unanimously.

Motion by Edd Cote, seconded by Paul Piktelis, to release all remaining funds for project entitled “ Mass PV4, LLC, Solar Farm Definitive Subdivision Plan”, dated September 27, 2012, last revised on October 29, 2012, the amount being \$10,000 in cash, leaving a zero balance, motion carried unanimously.

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9:30 p.m. Millbury Self-Storage Sign Modification

Motion by Edd Cote, seconded by Paul Piktelis, to accept the change to the Millbury Self-Storage sign presented to the Board on September 14, 2015, with no preference as to a green or red border, motion carried unanimously.

9:35 p.m. Discussion – October Meeting Schedule

Motion by Edd Cote, seconded by Paul Piktelis, to cancel the meeting of October 12, 2015 and reschedule to October 19, 2015; and to cancel the meeting of October 26, 2015, motion carried unanimously.

Other Business: the Planning Board has a joint meeting with the Board of Selectmen on Tuesday, September 22, 2015, to select a replacement for the seat vacated by Jeff Markarian. Mr. Cote asked the two applicants who were present (Scott Despres and Terry Burke Dotson), if they were not chosen for the seat, would they be interested in serving as the Associate Member. Mr. Despres asked for clarification, and Mr. Cote explained the duties of the Associate Member. Mr. Despres is not opposed to this. Ms. Dotson stated that she is only interested in the voting position as she has been a member of the Planning Board for 12 years in the past.

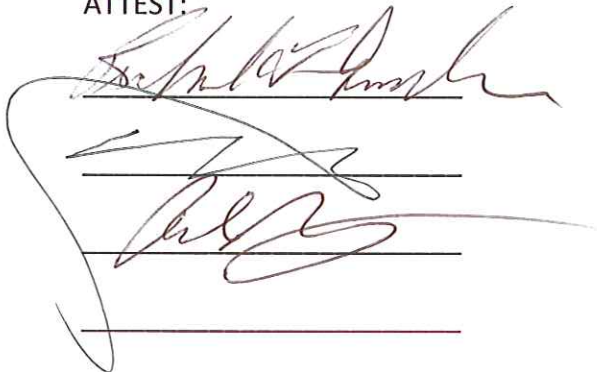
9:40 p.m. Adjournment

Motion by Edd Cote, seconded by Paul Piktelis, to adjourn, motion carried unanimously. Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:



The attestation section contains three handwritten signatures, each followed by a horizontal line. The first signature is the most prominent and appears to be 'Scott Despres'. The second signature is less legible, and the third is also illegible. A large, loopy scribble is present on the left side of the page, overlapping the first signature and extending downwards.

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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

PLANNING BOARD AGENDA September 14, 2015

- 7:15 p.m. 117 Elm Street Site Plan Review Public Hearing Continued
- 7:30 p.m. Autumn Gate Estates Phase II Modification Public Hearing
- 7:45 p.m. Riverlin Street Solar Project Public Hearing Continued
- 8:15 p.m. 50 Howe Ave Site Plan Review Public Hearing Continued

Other Business:

- Mail, Minutes, Vouchers
- McGrath Road Extension Performance Guarantee & Certificate of Completion
- Brierly Pond Village II Performance Guarantee & Certificate of Completion
- Discuss Rescheduling October 12th Meeting – Columbus Day Holiday
- Millbury Self-Storage Sign Modification
- All business not reasonably anticipated to be discussed

Subject to Change

15 SEP 19 PM 1:30
MILLBURY, MA

SIGN-IN SHEET

Date/Time 50 Howe Ave Site Plan P.H. Conf.
September 14, 2018

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Peter Seay	50 Howe Ave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Nicola Fagnola	50 Howe Ave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Richard Hamilton	11 Cherry St	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Scott Despres	21 Watans St.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 JERRY BURKE DOTSON	20 SAVIDA TER.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SIGN-IN SHEET

Date/Time 7:15 pm September 14, 2015
117 Elm St. Site Plan Public Hearing

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Terry Burke Dotska	20 Sava Ter.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Alexander Trakimas	Site Environmental, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Scott Despres	21 Waters St.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Joe SHANAHAN	CEAN ENERGY PROJECTIVE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5 Wesley Ellis	Whitman & Barbara Associates LLC Steamfitters Local Union 150	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SIGN-IN SHEET

Autumn Gate Estates Phase II Mod. PH.
 Date/Time 7:30 September 14, 2015

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Jeff Bulger	416 Millbury Ave		
2 Liz Connolly	40 Millbury Ave		X
3 Ashley P. is	Whitman's Bingham Associates		X
4 Peter Kettle	108 Millbug ST		X
5 Robert Manzard	4 Autumn Gate Circle		X
6 Bruce A. Taylor	80 Taft Hill Lane WWhbridge	X	
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SIGN-IN SHEET

Riverlin St. Solar Project P.H.
 Date/Time 7:48 pm September 14, 2018

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Joe SHANAHAN	BEAV ENERGY COLECTIVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Wesley Ellis	W3A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Alamy Marnishuan	283 Riverlin St	<input type="checkbox"/>	<input type="checkbox"/>
4 Jeff Budge	40 Millbury Ave	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Liz Connolly	40 Millbury Ave	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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W3A