

MILLBURY PLANNING BOARD
MINUTES
OCTOBER 7, 2013

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 7, 2013, at 7:15 p.m., in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

7:15 p.m. 92 McCracken Road Multifamily Special Permit Public Hearing, cont.

Attorney Brian Beaton was present to represent the applicant.

Michael Georges read statement certifying that he has examined all evidence from the September 23, 2013 meeting relative to this application.

Motion to close the public hearing by Jeff Markarian, seconded by Edd Cote, motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote to grant waiver from Section 12.44 (A) elevation and façade treatment plans for all proposed buildings, motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote, to grant waiver from Section 12.44 (B) requirement to submit a landscape plan, motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote, to grant a waiver from Section 12.44(C) requirement to submit an isometric line drawing, motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote, to grant a waiver from Section 12.44 (E) requirement to submit building elevation plans, motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote, to approve plan entitled "Topographic Site Plan, 92 McCracken Road, Millbury, Mass", prepared by Field Resources, Inc., PO Box 324, Auburn, MA, dated June 13, 2013, last revised on September 24, 2013, subject to conditions a – e, motion carried unanimously.

7:30 p.m. Discover Marble & Granite Manor Modification to Special Permit and Stormwater Permit, Public Hearing, cont.

Jeff Markarian read letter from DPW Director Rob McNeil addressing parking, and asking for sewer force main plan if this is approved.

Cheryl Peterson, Heritage Design, and Michael McGovern were present to address the Board on behalf of the applicant.

The location of the sewer easement in the far corner of the property was discussed. Mr. McGovern advised that it will have no effect on this project.

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Cheryl Peterson advised that the street tree locations are shown on the plan, the parking lot plan has a 4' high white vinyl fence added to the back of the lot to address trucks backing in, the central island now allows more access for trucks to back in, concrete curb stops have been installed and a guardrail has been installed along the building parking spaces. Curb lines are now 18' deep, curb line is reduced for 2 legal spaces, new curbing closes off the swale, drainage will go to catch basins in parking lot, existing loading dock area has 3 doors now, 2 will remain for active loading and paint stripes will be reconfigured, auto turn for fire trucks – detail is shown on plan, trucks have full access to the site, waiver list updated to address undersized parking spaces, additional row of spaces added.

Ms. Dubey asked where the 20 cars will park during construction when the parking area will be disturbed? Ms. Peterson advised that they will use the ride-share program.

Michael Georges asked about snow storage area location on the plan and is concerned with two spots at the top. He suggested limiting how high the snow can be piled there. Mr. McGovern stated that the applicant is willing to haul the snow away. The Board will limit the height to six feet.

Michael Georges read statement certifying that he has examined all evidence from the September 23, 2013 meeting relative to this application.

Motion by Jeff Markarian, seconded by Edd Cote to close the public hearing, motion carried unanimously.

Waivers:

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

Motion by Jeff Markarian, seconded by Edd Cote, to grant a waiver from Section 12.44(d) the requirement to provide a locus plan at a scale of 1"=100'. The locus plan is at a scale of 1"=50', motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote, to grant a waiver from Section 12.44(f) the requirement to provide a Development Impact Statement, motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote, to grant a waiver from Section 12.45(o) the requirement to install concrete curbs and gutters around the perimeter of all driveway and parking areas and granite curb in front of sidewalks abutting buildings. The Applicant shall install bituminous curb around the perimeter of parking areas, concrete wheel stops where parking spaces abut buildings, and vertical granite curb along the access drive and landscape areas in the loading dock area. Motion carried unanimously.

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Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver Section 12.45(q) the requirement to install interior landscaping not less than 5% of the total area of the parking lot utilizing 1 shade tree per every 5 spaces. Landscaping shall be installed in the quantity and location shown on the Site Plan. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.45(t) the requirement to submit a photometric plan. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 33.3 the requirement that off-street parking shall be further than 10 feet from a street line and outside of the minimum required side yard within the minimum required front yard setback. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Article 5 Definition of "Parking Space" the requirement that a parking space shall be at least 9' x 18'. Five parking spaces that are located on the south side of the access drive shall be 9' x 16' and one parking space north of the warehouse main entrance shall be 9' x 17'. All undersized parking spaces shall contain signage that designates them as "Compact Car Parking Only". Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Subdivision Rules and Regulations, Section 6.17(a) the requirement for all drain piping to be HDPE piping. The Applicant shall install 12" RCP piping where proposed piping ties into the catch basin. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant the modification of the site plan review permit and stormwater management permit, as depicted on plan entitled "Discover Marble & Granite Site Plan, 4 Latti Farm Road, Millbury, Massachusetts", dated August 24, 2007, last revised October 1, 2013, prepared by Heritage Design Group, One Main Street, Whitinsville, MA, subject to conditions a – r. Motion carried unanimously.

8:25 p.m. Casa Verde Open Space Subdivision Public Hearing, cont.

Clerk Markarian read letter dated October 2, 2013 from Attorney Stephen Maddaus requesting a continuance to October 28, 2013.

Motion by Jeff Markarian to continue the public hearing to 10/28/13 at 7:30 p.m., seconded by Paul Piktelis, motion carried unanimously.

Chairman Gosselin declared a five minute recess.

8:45 p.m. National Grid Stormwater Permit Public Hearing, cont.

Daniel MacIntyre National Grid addressed the Board and began by advising that the Tighe & Bond response letter has been addressed.

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Town Planner Connors advised that Tighe & Bond commented on the waiver request. Drainage pipe – 6” pvc drain line would be sufficient. Inspection waiver – Ms. Connors and Tighe & Bond recommendation – do not waive inspection of drainage requirement. Mr. MacIntyre stated that because this is a private facility, a secure site, and safety training is required to access site, they have retained BSC Group to inspect and can provide inspections to town, and asked the Board to consider granting this.

Mr. Gosselin believes that there is a NAD 83 submission requirement. Mr. MacIntyre stated that this was done by an aerial survey and he is not sure what datum was used. FEMA requirements were used so that it would correlate with the flood plain data. It is used consistently with other Boards, Tighe & Bond did not add that NAD 83 was required in its comment letter. Ms. Connors stated that it is not specified in the Stormwater bylaw. This plan will not be used to update the town’s parcel layer system, it is not to the level of detail of site plan.

Mr. Gosselin wants to know what datum was used, if not NAD 83 datum what the correction factor is, and how the elevation was established. A reference to the registered engineer will have to be added to the Open Space plan submittal.

Michael Georges read statement certifying that he has examined all evidence from the September 23, 2013 meeting relative to this application.

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

Waivers:

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from the requirements to submit Site Plan at a scale of 1” = 40’. The Existing Conditions Plan and Proposed Conditions Plan are provided at a scale of 1” = 20’, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from the Town of Millbury standard that drainage utilities shall be of smooth interior HDPE construction and a minimum of 12” in diameter. The applicant proposes to install a 6” PVC drain line from the roof leaders associated with the New Control Building to the proposed flared-end outlet, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to waive inspections of the stormwater management system during construction, motion failed on an 0-4-0 vote. Request denied.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant the site plan review special permit, as depicted “Interstate Reliability Project (IRP), Millbury No. 3 Switching Station, Notice of Intent in Millbury, Massachusetts” consisting of Sheets 1 – 5, prepared by BSC Group, 15 Elkins Street, Boston, MA, dated August 17, 2012, last revised on October 3, 2013, subject to conditions a – j, motion carried unanimously.

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Other Business:

Oakes Circle – Ms. Connors advised that the construction for Oakes Circle began today. Man hole covers which were buried under binder course of pavement were located. Construction occurred nine years ago. All but three were uncovered and they found that one was totally missing in its entirety. The others had no frame provided, the cover was turned upside down over manhole, or they were rusted and unusable. Cost of purchasing 9 new man hole covers and rims as installed would be \$7,000. Ms. Connors spoke with JH Lynch representative for options, when contract was bid out berm was going to be used, tonnage assumed width of 22 feet binder, finish 20 feet, now berm eliminated, can go with 20 feet of binder course, that will save \$2,660. Strip out ½” of finish course pavement for Oakes Circle only with full 4” pavement on Oaks Street, save \$4,700 total over the \$7,000 savings. JH Lynch will provide an accurate figure. Ms. Connors spoke with the president of the homeowners association. They would rather go with the savings and not add any more money.

Another possibility is not to include liquid calcium, the savings would be approximately \$4,000 to \$5,000. Ms. Connors spoke with the DPW Director and it is his opinion that because the road is to be reclaimed it would be better to lose pavement than lose the liquid calcium. It is not a heavily traveled road, a 3 ½ inch thickness would be ok.

Mr. Gosselin asked if any of the manholes are on the public section maybe the DPW has an extra drain cover. Ms. Connors will ask - each one would save \$700.

Motion by Jeff Markarian to accept the cost savings measures discussed tonight, seconded by Paul Piktelis, motion carried unanimously.

Minutes

Motion by Jeff Markarian to approve the minutes of September 23, 2013 seconded by Paul Piktelis, motion carried on a 4-0-1 vote. Mr. Gosselin abstained.

Adjournment


Motion to adjourn by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 9:20 p.m.

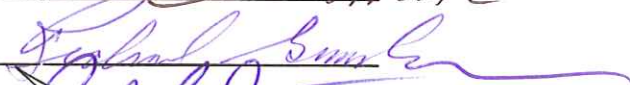
Respectfully submitted,


Susan M. Dean


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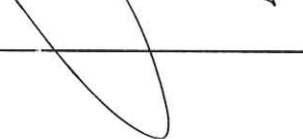
ATTEST:



EPA COTC










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

MILLBURY PLANNING BOARD AGENDA October 7, 2013

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- 7:15 p.m. 92 McCracken Road Multifamily Special Permit Public Hearing, cont.
- 7:30 p.m. Discover Marble & Granite Major Modification to Special Permit and Stormwater Permit, Public Hearing, cont.
- 8:00 p.m. Casa Verde Open Space Subdivision Public Hearing, cont. (to be continued to October 28)
- 8:45 p.m. National Grid Stormwater Permit Public Hearing, cont.

Other Business:

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

Subject to Change