

PLANNING BOARD
MINUTES
OCTOBER 20, 2014

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TOWN CLERK

14 DEC 10 PM 4:21

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 20, 2014, at 7:15 p.m., at the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent: Jeff Markarian

7:15 p.m. 40 Auburn Road – Solar Farm Public Hearing, cont. – Applicant Requests Continuance to November 10th Meeting

Edd Cote read email from Borrego Solar requesting an extension of the public hearing to Monday, November 10, 2014. Motion by Edd Cote, seconded by Paul Piktelis, to grant the extension to Monday, November 10, 2014 at 7:15 p.m., motion carried unanimously.

7:20 p.m. 53 Carleton Road ANR – Bob Murphy

This ANR plan would combine frontage on lot 1 with lot 3, to allow frontage of gas line to be on lot 1. Also the purchaser of lot 1 is a policeman who trains canine dogs and wants to have his house and kennel as far away from abutter as possible, the change to the rear of lot 1 allows this, a property line was removed along the gas line and relocated between lots 1 and 3.

There is a considerable amount of wetlands on the property.

Motion by Edd Cote to endorse the ANR plan dated September 17, 2014 for lots at 53 Carleton Road, plan prepared by Robert G. Murphy & Associates, seconded by Paul Piktelis, motion carried unanimously.

7:45 p.m. 29 McGrath Road – Reduction of Performance Guarantee

David Ertz requested by email, a reduction in the performance guarantee. The portion held for the cul-de-sac is now being released. The sum of \$66,000.00 is requested as a reduction. Ms. Connors forwarded a letter to the Board of Selectmen notifying them that this roadway will be on the list for road acceptance at the next town meeting. All requirements have been met.

Motion by Edd Cote to reduce the amount of surety held for the solar farm located at 29 McGrath Road, Millbury, MA, in the sum of \$66,000, retaining \$10,000 in the performance guarantee, seconded by Paul Piktelis, motion carried unanimously.

7:50 p.m. Brierly Pond Village Phase II – Reduction of Performance Guarantee

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John Burns was present to address the Board. The performance guarantee is for Ashton Lane and Brierly Circle. All but three units on Brierly Circle have been sold. He explained that the detention pond maintenance is being controlled by the homeowner's association. The contingency fee is also included on the engineer's report. Lights and grease traps will be completed soon. There is approximately \$17,000 worth of work to be done.

Motion by Edd Cote to release from the Brierly Pond II Performance Guarantee, the amount of \$129,500, the remaining sum to be held is \$99,546, seconded by Michael Georges, motion carried unanimously.

8:15 p.m. Cobblestone Village Multi-Family Special Permit & Stormwater Permit Public Hearing, cont.

Chairman Richard Gosselin advised the Applicant that member Jeff Markarian will be absent from this meeting. Since he has already missed one of the public hearings, he will not be eligible to vote on this project if the applicant goes forward with testimony this evening. A super majority vote is required.

Steven Venincassa addressed the Board. He realized that comments have been received at the last minute and his engineer has addressed them, but has not had a significant amount of time to do so. He asked for a continuance to the next meeting to allow for a full board.

Motion by Edd Cote, seconded by Paul Piktelis to continue the public hearing to November 10, 2014 at 8:00 pm, motion carried unanimously.

8:20 p.m. Cronin Brook Heights – Final Release of Performance Guarantee

Motion by Edd Cote, seconded by Paul Piktelis, to release the remaining sum of \$8,006.11, reducing the balance to \$0, motion carried unanimously.

Minutes

Motion by Paul Piktelis, seconded by Michael Georges to accept the minutes of April 14, 2014, motion carried unanimously.

Motion by Paul Piktelis, seconded by Michael Georges to accept the minutes of May 12, 2014, motion carried unanimously.

Motion by Paul Piktelis, seconded by Michael Georges to accept the executive session minutes of June 23, 2014 motion carried unanimously.

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Motion by Paul Piktelis, seconded by Michael Georges to accept the minutes of August 25, 2014, motion carried unanimously.

Motion by Paul Piktelis, seconded by Michael Georges to accept the minutes of September 8, 2014, motion carried on a 3-0-1 vote Edd Cote abstained.

8:25 p.m. 22 West Street – Reduction of Performance Guarantee, Discussion of Changes to Rear Building Façade, Discussion of Proposed Awnings.

Gianni Romeo was present to address the Board. Ms. Connors advised that the landscaping, handicap ramp and parking lot have been completed, the as-built plan is remaining. A bakery is going into the large vacant space, as well as a business entitled "French Knot", which is requesting a lettered awning above the doorway. Changes to the rear façade have been made. The meter to the small out-building was removed, and when this happened a portion of the parking lot lights also went out.

Ms. Connors recommended holding \$5,000 to complete the as-built plan. Mr. Romeo reminded the Board that the occupancy for the final space (bakery) is also being held as surety.

Motion by Edd Cote to release the sum of \$30,000 from the tri-party agreement held by the Town of Millbury, seconded by Paul Piktelis, motion carried on a 3-1-0 vote. Michael Georges was opposed.

8:40 p.m. Shoppes at Blackstone Valley – Banner Discussion

Christina Barrows addressed the Board with reference to her request for a banner on the rock wall. One banner will be present, but the message will change at times. It may identify businesses, events on the premises, new store openings, or even community announcements for example. It will be a printed banner, not lit.

The second banner request is for banners on the sidewalk lampposts. Event promotion or seasonal messages are an example of use.

Will Malone from W/S Development was also present and advised that the wall banner will keep the entrance fresh and interesting.

Mr. Gosselin asked about snow removal at Target and Kohls. He will hold W/S Development responsible for snow removal there if these stores do not remove the snow. Mr. Malone advised that W/S sent written warnings to both stores.

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Motion by Edd Cote to approve the rock wall banner installed to the right of the wheel house, not to exceed 200 square feet, seconded by Paul Piktelis, motion carried on a 3-1-0 vote. Edd Cote was opposed. He is concerned that there will be additional requests for more banners.

Motion by Edd Cote to allow placement of banners on sidewalk light posts for banner installation on 12 foot tall posts, which banners are 48" x 30" in size, seconded by Paul Piktelis, motion carried unanimously.

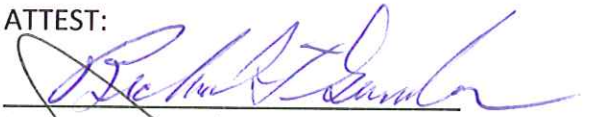
Adjournment


Motion to adjourn by Paul Piktelis, seconded by Michael Georges, motion carried unanimously. Meeting adjourned at 9:00 pm.

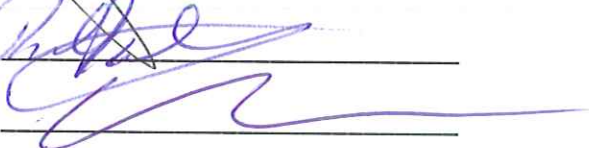
Respectfully submitted,

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

PLANNING BOARD AGENDA (revised 10/17/14) October 20, 2014

RECEIVED
TOWN OFFICE
14 OCT 17 PM 3: 01
MILLBURY, MASS

- 7:15 p.m. 40 Auburn Road - Solar Farm Public Hearing Con't – Applicant Requests
Continuance to November 10th Meeting
- 7:20 p.m. 53 Carleton Road ANR – Bob Murphy
- 7:30 p.m. 29 McGrath Road – Reduction of Performance Guarantee
- 7:45 p.m. Brierly Pond Village Phase II – Reduction of Performance Guarantee
- 8:00 p.m. Cobblestone Village Multi-family Special Permit & Stormwater Permit Public
Hearing Con't
- 8:45 p.m. 22 West Street – Reduction of Performance Guarantee, Discussion of Changes to
Rear Building Façade, Discussion of Proposed Awnings
- 9:00 pm Shoppes at Blackstone Valley – Banner Discussion

Other Business:

- Cronin Brook Heights – Final Release of Performance Guarantee
- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

Subject to Change

SIGN-IN SHEET

Cobblestone Village

Date/Time October 20, 2014 8:00 pm

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Jo Anne Brown	25 Hamilton St.		
2 Margaret Perkins	4 Lincoln Ave		<input checked="" type="checkbox"/>
3 Sharon K Richards	64 Lincoln Ave		<input checked="" type="checkbox"/>
4 Barbara H. H. H.	64 Miles St		<input checked="" type="checkbox"/>
5 Merry Richards	6 Lincoln Ave		<input checked="" type="checkbox"/>
6 Chris Richards	4 Howe Lane Millbury.	<input checked="" type="checkbox"/>	
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