

MILLBURY PLANNING BOARD  
MINUTES  
October 28, 2013

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TOWN CLERK

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 28, 2013, at 7:15 p.m. in 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, Jaime Dubey

**7:15 p.m. Cronin Brook Heights Release of Performance Guarantee**

Motion to release the sum of \$16,400 from Millbury National Bank account, leaving a balance of \$8,000, by Edd Cote, seconded by Paul Piktelis. Michael Georges and Paul Piktelis recused themselves, as they are direct abutters to the project. Motion carried on a 2-0-0 vote. Richard Gosselin and Edd Cote were in favor, the sum of \$16,400 will be released.

A letter will be submitted to the Board of Selectmen to begin the process of roadway acceptance.

**Other Business:**

- Edd Cote read letter from Amy Peterson notifying the Board that she will request release of property from Chapter 61A protection. The Board agreed that it will not recommend exercising the Town's right of first refusal.

**7:30 p.m. Casa Verde Open Space Community Public Hearing, cont.**

Steven Maddaus, Esquire was present to address the Board. He stated that he sent letters to abutters advising them that the applicant would need more time to respond to the town's engineering consultant's review letter, and requested that the public hearing be continued to this date.

Rob Truax, Geo Engineering, presented the revised plan. Drainage systems have been included and identified. One house lot has been removed.

Mr. Truax presented a revision to help lessen traffic on Westview Ave. The connection to Dorothy Lane will be removed which will make it an easier flow to Oak Pond Avenue, as the cul-de-sac will be removed. He submitted the revision to the Board.

William Scully, traffic engineer addressed the Board. The traffic analysis was reviewed and remains the same. Turning ability for buses or smaller trucks have been confirmed, traffic counts remain the same, level service A and B throughout this area. They spoke with the police department, this is a low area for traffic incidents. A response memo was submitted on October 21, 2013.

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Mr. Gosselin discussed the fact that a registered engineer should stamp this plan, and would like the Town Planner to add this as a revision to the open space plan submittal requirement in the future.

Mr. Gosselin asked how many bedrooms per house were reflected in the traffic analysis. Mr. Truax stated that ITE at this time does not make this distinction, single family homes remain consistent. There is usually a mix of number of bedrooms and a mix of how many students are driven to school. Mr. Gosselin stated that he was told that these would all be four bedroom homes and wanted to be sure that the analysis compensated for this. Mr. Truax stated that similarities in all areas and all kinds of communities, are very consistent. He feels confident in the projections he provided.

Attorney Maddaus re-affirmed that this is an allowed use in this area.

Mr. Truax recommended stop bars and stop signs at Oak Pond Ave. and Wheelock Ave. Mr. Gosselin is concerned about the intersections at Millbury Avenue and at Wheelock Avenue, particularly at Wheelock Avenue.

Mr. Cote asked if there is currently a problem turning from Oak Pond Avenue onto Wheelock Avenue, Mr. Truax stated no. Mr. Cote asked if there was any reason to think that the traffic from the subdivision would make the turn any more difficult or add any more truck volume, Mr. Truax said no. Mr. Scully added that they can control the truck traffic during construction.

Mr. Gosselin wants all corners to be monumented. Coordinate values must be given on recoverable points, such as pins. He noticed that north arrow reference bearings indicate that this is not on the 83 coordinate system. He wants all deeds written to that coordinate system.

Mr. Gosselin asked for comments from the public.

Bob Renauld, 53 Oak Pond Avenue, stated that there is a blind corner on Oak Pond Ave., there is also a problem with ice there due to runoff from the hill there. Visibility is a problem. With the current traffic there hasn't been too many accidents, but with an increase in traffic there may be. He asked if school buses would go into the new subdivision or pick them up at the base of the street as they currently do. This might create more of a bottle neck.

Mr. Gosselin stated that he would poll the speakers to see how they view a connection to Route 20, would that be a problem for the neighborhood? Mr. Renauld thought that this might be used as a shortcut. He also stated that there has been a significant wait at Millbury Avenue over the last ten years, this would add to that wait.

Maria Walker, 3 Westview Ave. identified the following concerns and provided photos:

- Traffic pattern only using Westview Avenue

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- Wheelock Ave. at Lt. William Haynes Drive has a sign that states that commercial vehicles over 2 ½ tons are excluded. Where do you think all the heavy equipment trucks will go if not down Wheelock Ave. at that location?
- What is the gross weight of the equipment to be used?
- There is a culvert at the Millbury Ave. end of Oak Pond, can that sustain the weight of the construction vehicles.
- What is the width and length of the equipment? Will Westview Ave. become impassable for fire trucks and rescue equipment then?
- The integrity of Westview Ave. is already compromised, she showed pictures of cracks in the tar.
- Is Westview Ave. rated for commercial vehicles? How many construction vehicle trips will there be per day and for how long?
- Where will the construction vehicles be stored?
- What is the residential road standard?
- Has the Millbury Highway Dept. been asked to report on the project and to recommend actions? Are the existing roads up to state standards?
- What will be done to stabilize the current roads and pavement?
- Can two over-sized trucks fit on the road? What about pedestrian traffic and safety of children walking to and from the bus stop?
- When there are cars parked on the street will construction traffic still be able to pass by?
- Will there be blasting in a wetlands area?
- How will the existing homes be protected/covered from damages sustained from the heavy equipment rumbling for three years?
- Is the pump station adequate to cover the additional homes?
- Will there be any consequences to the Aquifer?
- She also added that the 100 home addition is more than the existing area from Oak Pond to Broadview to Wheelock, or all of Marion St., John St., Lt. Haynes, and JFK Drive. She has a 40' camper attached to a 20' truck, they stop traffic when they move it, and the people in those homes may too. In answer to the Chairman's question, she doesn't think people will cut through the neighborhood, and it might alleviate traffic if people in the neighborhood go towards Worcester. It will increase noise, when the vegetation is removed. The noise from the pike has gotten louder.

Judy Zaleski, 2 Westview Ave. stated that she conducted a google search – cost per student in Millbury is \$11,000 if there is one child per house. Can community sustain this, and this is only one per house, not two or three. Problem with amount of homes. She is concerned with enough off-street parking, particularly those homes with teenagers. They will park in the street. Ms. Connors advised that the proposed width in the subdivision is 26 ft. which is wider than what is there presently. One condition when Miles was building his abutting subdivision, he was to keep one lot open for a second egress from that subdivision, will this project hook

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into that development to give them a second egress? As far as Route 20, anyone leaving their area won't use it, unless turning right onto Route 20, they will never use it to turn left. Mr. Gosselin advised that the Board cannot use the cost of education in their analysis. Mrs. Zaleski stated that the Miles subdivision has a reasonable amount of homes and house lots, this is not reasonable.

Marla Saunders, 6 Westview Ave., is concerned with the hours of operation, dust control, blasting, cutting down of all trees, noise levels, and using Route 20 for construction vehicles. She thinks that opening up Route 20 to the subdivision will create traffic from undesirable parts of Route 20, they may come through the subdivision to keep from being noticed.

David Gregoire, 11 Westview Ave. -stop signs and stop bars won't help much. The corner there should be worked on. Route 20 access may be good and bad, would like to see traffic go out there, but no one will go left onto Route 20, he is not sure it will divert people into neighborhood, and probably won't lessen traffic for them.

Mr. Walker, 3 Westview Ave. -difficult corner, plowing in winter - he plows the end of the street now and he won't if this subdivision goes in.

Mr. Gosselin asked how much vegetation will be remove, and was there any analysis on the amount of earth work? Mr. Scully stated that this has not been determined, they want to balance site with the materials that are there.

Mr. Gosselin asked if they would clear cut or be selective with tree and vegetation removal? Only what is needed, buffers in place and new ones will be created, no houses within 100 ft. open space will not be disturbed. Developing lots will require removal of trees because they are small lots.

Town Planner Connors likes the alternative presented tonight better, it is a more efficient way to bring vehicles through the development.

Mr. Gosselin stated that there should be a trail that would allow kids to come down Dorothy Lane to Oak Pond. Mr. Renauld using Dorothy Lane for access – tight turn, vision problem, dangerous – access for hikers, bikes, it will be used by ATVs – can't stop them, this would make it worse. Put up barriers to stop them.

Paul Pikelis likes second plan better, more efficient. Edd Cote agreed.

Attorney Maddaus reminded that Board that this is the only allowed use, this is a residential zone, the lot sizes are at or exceed requirements. This plan complies with the requirements and standards, and is an allowed use there.

Ms. Connors reminded Board that the next meeting falls on Veteran's Day – meeting after that would be November 25<sup>th</sup>.

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Motion to continue the public hearing to November 18, 2013 at 7:30 p.m. by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

**Meeting Schedule:**

Motion to cancel meetings on November 11, 2013 and November 25, 201, and to add meeting on November 18, 2013. Seconded by Paul Piktelis, motion carried unanimously.

**Oakes Circle update:** This project is now under construction, finish course has been installed, there are some catch basin issues, couldn't replace frames, they were cemented and removal would cause damage to top of catch basin. Replaced two frames, some are low. Three streetlights are not functioning, that problem started on first day of construction. Ms. Connors spoke with the electrical inspector and JH Lynch, as well as the original electrician hired by the association to power the lights. If the break is related to work by JH Lynch she will recommend money be withheld until fixed.

**Master Plan:** Edd Cote stated that the town is working with a 13 year old master plan – it should have been revised by 10 years. He suggested a review of the master plan to see if it still supports the direction that the town wants to go in. Ms. Connors' advised that the first step is to come up with a budget. It would be difficult to do this in-house, it would take two years if sent out, it would take considerably more time for her to do this. Would need about \$60,000 to undertake this. It would have to be appropriated at town meeting. Then it goes out to bid.

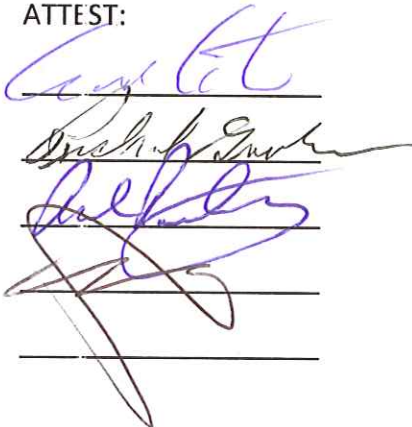
**Adjournment:**

Motion to adjourn by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.  
Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:



Four handwritten signatures in blue ink are written over four horizontal lines. The signatures are cursive and appear to be: Edd Cote, Paul Piktelis, and two other individuals whose names are not clearly legible.



# 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 October 28, 2013

7:15 p.m. Cronin Brook Heights Release of Performance Guarantee

7:30 p.m. Casa Verde Open Space Community Public Hearing, cont.

### Other Business:

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

Subject to Change

SIGN-IN SHEET

Casa Verde

Date/Time October 29, 2013 7:30pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Deanne Cook	29 Westview		
2	Marcel Karseski	19 Westview Ave		✓
3	Robert Renaldi	53 Oak Pond Ave		✓
4	Rachel Brown	8 DUDLEY RD, MENDON	✓	
5	Paul Blum	12 DUOLEY RD MENDON		
6	Paul Sally	239 LINDEN AV, WATFORD, MA		
7	Robert Trapp	19 Exchange Holliston MA.		
8	BOB VANDER	9 Cynoy Lane		
9	Frank Blanding	3 Westview Ave	✓	✓
10	Ana Sosa	52 Oak Pond Ave		✓
11	Manu Walker	3 Westview Ave	✓	
12	Quaith Zaleski	2 Westview Ave	✓	
13	Richard Zaleski	2 WESTVIEW AVE		✓
14	Paul J. Trapp	11 Westview Ave	✓	✓
15	Marla Saunders	6 Westview Ave	✓	✓
16	TODD MILES	240 MAIN	✓	✓
17	Paul Miles	4 HIDDEN MEADOW		✓
18				
19				
20				