

MILLBURY PLANNING BOARD  
MINUTES  
DECEMBER 9, 2013

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, December 9, 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, Edd Cote, Michael Georges.

Absent: Paul Piktelis, Jaime Dubey

**7:15 p.m. A & D Modification to Site Plan**

Norman Hill, Land Planning was present on behalf of Chris Adrianopolis, owner of A & D Restaurant. He advised the Board that the applicant has received all his permits and inspections as required. He did not know he would have to come before the Board for approval of the changes he made to his building. During construction he realized he made an error in choosing the window location. He thought his changes made the restaurant more appealing.

The plans showed an all brick front. When he went to purchase the brick he found out it was no longer being made. He choose a stone veneer with one of the colors that matches the brick. A new canopy will be installed that will unify the building. He would like the chance to finish the building and then see what the Board thinks.

Mr. Adrianopolis advised that he spoke with the sign company and they suggested the canopy and uniform lighting. It was suggested that he add stone to both sides of the windows to integrate the building. (corners out of stone, add to bottom of portico).

Additional stone added to the portico would cost \$10,000 - \$15,000. He can paint it the same color as the canopy. Around the windows will be a bronze color to match the other windows. LED lights will be extended. Mr. Gosselin stated that the Board wants this to look like one building.

Mr. Gosselin is concerned with the structural integrity of the building and that the applicant continued with the stone façade after he was asked to stop.

Mr. Hill will have the building inspected and will have a structural plan submitted.

Rich Gosselin agreed that as long as a structural engineer signs off on the building, he is ok with completing the interior. Mr. Adrianopolis wants permission to cover the front to protect it. He stated that the interior has not been changed. He is ready for the heat and refrigerators to go in, and would like permission to add the gas line. Mr. Georges asked if the openings are in the building yet. The Board has no issue with utility work. To complete the inside the Board wants the structural engineer to submit a letter and then he can continue. An elevation plan will be subnitted.

**8:00 p.m. Felter's Mill – Performance Guarantee and Request for Waivers.**

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Gianni Romeo was present to request waivers from the approved site plan.

- Remove the chain link fence. It would cross the neighbor's property.
- Add a 6' x 8' landing instead of a west facing deck. Patio there is 1000 sf already.
- Delete concrete curbs at the mouth of the driveway and use asphalt to match all the other curbs in the parking lot. The Board expressed concern with snow plowing destroying it.
- Use 3" deco stone in the northwest sector as opposed to a concrete dumpster pad. Dumpster just goes up and down, doesn't get rolled.
- Plant 4 more trees instead of 8

The Board will agree to waive the chain link fence, the deck, the curbs and dumpster pad. Mr. Romeo will plant the 8 trees.

Mr. Romeo suggested surety be held for the following: \$32,000 paving, \$1,000 striping, \$2,000 for trees. Total \$35,000. As-built will also have to be completed. He will not get occupancy permit for final second floor tenant space. He will provide a cash surety tri-party agreement for \$35,000. Michael Georges suggested \$50,000 cash surety and hold occupancy permit.

Mr. Romeo countered with a \$40,000 surety and hold the occupancy permit.

Ms. Connors advised the Board that the Town is not going to complete this project, there is ample encouragement with this suggestion to believe that Mr. Romeo will want to finish it. This is a unique circumstance in a unique building. This is a good businessman. He does quality work. No one would touch this building two years ago. He was the only bidder.

Motion by Jeff Markarian to allow the change to the 25' x 15' deck at the west facing side to a 6' x 8' landing, with stairs, as referenced in letter dated December 5, 2013 from Gianni Romeo, seconded by Edd Cote, unanimous.

Motion by Jeff Markarian to delete the concrete curbs at the mouth of the driveway, and use asphalt to match all the other curbs in the main parking lot, as referenced in letter dated December 5, 2013 from Gianni Romeo, seconded by Edd Cote, motion carried on a 3-0-1 vote, Richard Gosselin abstained.

Motion by Jeff Markarian, seconded by Edd Cote, to approve the use of 3" decorative stone as opposed to a concrete dumpster pad, as referenced in letter dated December 5, 2013 from Gianni Romeo, motion carried unanimously.

Motion by Jeff Markarian, seconded by Edd Cote, to approve the removal of the 6' chain link fence along the eastern border of the property, as referenced letter dated December 5, 2013 from Gianni Romeo, motion carried unanimously.

The Board also agreed to accept a \$40,000 surety and will hold the occupancy certificate for the second floor.

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**Minutes**

Motion by Edd Cote, seconded by Michael Georges, to approve the minutes of November 18, 2013, motion carried unanimously.

**8:50 a.m.                    Zoning Amendment Discussion**

1. Canal Street parcel of land, across from Church Street – zoned for industry now. Ms. Connors is concerned with what is allowed in that zoning district – not conducive to the residential neighborhood across the street. She suggested converting it to a Business I district. The district will stop at the parcels with the hardware store and industrial uses. Uses which are already there would be grandfathered.
2. Aggregate Industries parcel on Providence Road – Sutton is including their portion as a Chapter 43D, allowing expedited permitting. Aggregate Industries will be interested in selling off the land, their work is almost done there. The topography of the land has been changed, it is more level, little land is left in Millbury conducive to industrial uses. This change was also recommended in the town's Master Plan. It compliments Sutton uses allowed on the greater part of the parcel. Ms. Connors stated that this recommendation is for economic development and for the Town of Millbury to receive tax revenue and jobs, and is not related to Aggregate Industries. Mr. Gosselin asked if the 25 foot monument town boundary has been retained or put back, he wants to be sure that it has.
3. Medical Marijuana bylaw – Ms. Connors submitted her proposal to the Board. This is meant to be a starting point for discussion. The Board of Appeals would be the granting authority for the special permit, and the Planning Board would grant site plan approval.

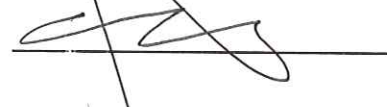
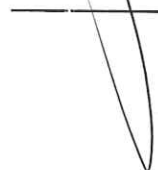
**Adjournment:**

Motion to adjourn by Jeff Markarian, seconded by Edd Cote, motion carried unanimously.  
Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:

  
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*Jeff Markarian*  
  
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# TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

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## PLANNING BOARD AGENDA December 9, 2013

- 7:15 p.m. A & D Modification to Site Plan
- 7:45 p.m. Felter's Mill – Performance Guarantee and Request for Waivers

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

- Subject to Change -