

MILLBURY PLANNING BOARD
MINUTES
May 23, 2016

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MILLBURY, MASS.

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 23, 2016, at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

7:15 p.m. Matthew LaPlante, 36 Stone Road, Accessory Dwelling Special Permit Public Hearing, continued

The applicant provided a written request for a continuance of the public hearing.

Edd Cote made a motion to continue the public hearing for 36 Stone Road Accessory Dwelling to June 13, 2016 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

Other Business

Crown Castle 428 Greenwood Street- Minor Modification

Amanda Goodall represented Crown Castle on behalf of T-Mobile Northeast, LLC for minor modifications to a cell tower located at 428 Greenwood Street. T-Mobile will be replacing six existing antennas on the tower with six remote radio units and one hybrid filter cable as well as upgrading the existing equipment cabinet. Everything will remain within the same broadband and the work will not create interference with other communications.

Edd Cote made a motion to approve the minor modification for wireless facility located at 428 Greenwood Street, plan prepared by Infinigy dated April 8, 2016, seconded by Paul Piktelis, voted unanimously.

Other Business

Vad Tech Realty - Endorse ANR Plan Waters & River Street

Board members reviewed the revised ANR plan and outstanding items identified from the previous Planning Board meeting have been satisfactorily addressed.

Edd Cote made a motion to endorse the ANR plan prepared by Andrews Survey & Engineering, Inc. for land at Waters & River Street in Millbury, MA owned by Vad-Tech Realty, Inc. plan dated April 8, 2016 revised May 12, 2016, seconded by Paul Piktelis, voted unanimously.

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Nick Grande, Regen Builders - ANR Map 31 Lot 30

Nick Grande provided an updated plan to the Board addressing open items identified at the previous Planning Board meeting.

Edd Cote made a motion to endorse the ANR Plan of Land, McCracken Road prepared by HS&T Group, Inc. dated May 16, 2016, seconded by Paulk Piktelis, voted unanimously.

New Business

Kevin Flynn informed the Board that Taniel Bedrosian, developer of Casa Verde, will be attending the next Planning Board meeting seeking lot releases.

Kevin Flynn provided the members with a proposal received from Stantec on May 23, 2016 to amend their contract from \$5480 to \$12,380 for inspection oversight services for Phase 2 at Casa Verde to include sewer installation, etc. The Department of Public Work (DPW) requested additional services for oversight.

General discussion followed. Chairman Gosselin does not want to agree to the "period of Performance thru September 2, 2016". Chairman Gosselin does not like a termination date for services but rather stated when all work is completed. Mr. Flynn inquired if the Board would approve without the deadline date.

Michael Georges stated that this request is burdensome to the developer. Mr. Georges would like to see more detail for the proposal. Mr. Flynn indicated that the developer was aware that the change for services would be forthcoming as this was identified at a previous technical review meeting and indicated that this was acceptable. Michael Georges would like to discuss this with Mr. Bedrosian at the next Planning Board meeting.

Paul Piktelis stated if there are going to be more inspections requested by the DPW then developers should know this upfront as part of the overall application process. Mr. Flynn will touch base with the DPW Director so see if this is going to be a customary practice forward. The Board would like an explanation. The Board requested that the Clerk email members the Stantec proposal for their review.

Other Business

Discussion followed on the receipt of information to be enacted upon at Planning Board meetings. It was noted that there has been a policy that the Board will only act upon

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applications that are received by the Wednesday prior to the upcoming Monday night Planning Board meeting. Members would like sufficient time to review applications.

Adjournment

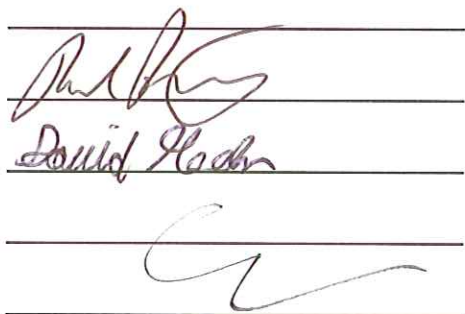
Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 7:35 p.m.

Respectfully submitted,



Michelle T. Desorcy

ATTEST:





TOWN OF MILLBURY *DEPARTMENT OF PLANNING & DEVELOPMENT*

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-0438 • FAX. 508 / 865-0857

PLANNING BOARD AGENDA

May 23, 2016

7:15 p.m. Matthew LaPlante, 36 Stone Road - Accessory Dwelling - Public Hearing
Continued

7:20 p.m. Other Business

- Vad Tech Realty – Endorse ANR plan
- Nick Grande, Regen Builders – ANR Map 31 Lot 30

Other Business:

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

SIGN-IN SHEET

Date/Time Wed Feb Party 5/23/16 AKR Plan - River Street

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	TERRY BURKE DUTTON	20 SALT LICK MILLBOUY	<input checked="" type="checkbox"/>	
2				
3				
4				
5				
6				
7				
8				
9	AKR Grande -	AKR Plan -		
10	AKR Grande -	AKR Plan -		
11	AKR Grande -	AKR Plan -		
12				
13				
14				
15				
16	Amanda Gerdell	Crown Castle -		
17		Minor Modification -		
18		488 Greenwood Street		
19				
20				