

MILLBURY PLANNING BOARD  
MINUTES  
January 8, 2018

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 8, 2018 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Edd Cote, Terry Burke Dotson, Paul Piktelis, Michael Georges

Absent:

**7:15 p.m. Thomas Stratford Mid-State Properties, LLC, 239 Riverlin Street – Site Plan Review and Storm Water Management Permit Public Hearing**

The applicant of Mid State Properties, LLC has requested a continuance of the Public Hearing until January 22, 2018

Edd Cote made a motion to extend the public hearing until January 22, 2018 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

**7:15 p.m. 2 Beach Street – ANR - J&B Custom Homes LLC. Realty Trust**

Brennan Salo requested an ANR Plan approval from the Board. He would like to divide the lot at 2 Beach Street for future use. The plan would allow for a new lot with frontage on West Main Street.

Mr. Cote advised there is enough frontage on both West Main St. and Beach St for both lots. After reviewing the Plan Mr. Cote asked the applicant if he is aware by dividing the lot he will lose access to the paved area near the barn of the existing property from West Main St. Mr. Salo stated he is aware and would be making modifications on the original lot to access that area for future use.

Ms. Dotson asked if the current property is considered a historical property. Mr. Salo verified to his understanding and knowledge there is no record on file that indicates this is a historical site.

Edd Cote made a motion to endorse the plan entitled “ANR Plan of Land in Millbury MA owned by Brennan J and Jean L Salo Trustees of J&B Custom Homes LLC Realty Trust”. Plan prepared by Continental Land Survey LLC for land at 2 Beach St. Millbury, MA. Amended December 14, 2017, seconded by Paul Piktelis, voted unanimously.

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RECEIVED  
TOWN CLERK

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**7:20 p.m. Discuss Planning Board Recommendation on Proposed Roadway Acceptances  
Jessica J. Drive, Rollie Shepard Drive and Bill Graham Lane**

Ms. Connors advised the Board members that on Saturday January 13, 2018 the Selectmen would meet at Jessica J Drive to walk the roadways if anyone from the Planning Board would like to attend. They will need to make a recommendation to the Selectmen on laying out the roadways of Jessica J. Drive, Rollie Shepard Drive and Bill Graham Lane. Ms. Connors called to the Board's attention that on Jessica J Drive the developer did not retain ownership of the roadway from all the properties. Only half of the property owners retained ownership. Ms. Connors did advise that she has fully executed waivers from all of the property owners of Jessica J. Drive. However, on Rollie Shepard Drive and Bill Graham Lane the developer did not retain ownership of the right-of-way on any of the properties. The right-of-way is now owned by property owners. Because of this it will become a costly process as waivers will have to be obtained by all the property owners. She advised legal costs will be incurred drafting up waivers and identifying the property owners. Ms. Connors said she would be making the Board of Selectman aware of this situation at their meeting on January 23, 2018.

Chairman Gosselin asked Ms. Connors if the developer had set any bounds on the plan. Ms. Connors advised they had set bounds at the beginning and the end of the curvatures of the road. She also advised there are no drainage easements shown on the Rollie Shepard Drive plan. She advised that she let the surveyor know and they will correct that before the Selectmen's meeting.

Ms. Connors advised that if the Board of Selectmen don't lay out the roadways, they will not be eligible for public acceptance at Town Meeting.

Mr. Cote asked Ms. Connors if the roadways can be laid out without easements. She advised the easements would be put on the plan.

The Planning Board decided to reserve making any decisions until the next Planning Board meeting on January 22, 2018.

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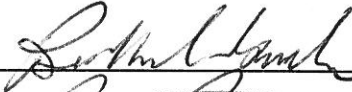


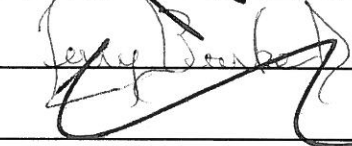
**Adjournment**

Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 7:51 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:

  
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# TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

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## PLANNING BOARD AGENDA

January 8, 2018

7:15 p.m. Thomas Stratford, Mid State Properties LLC, 239 Riverlin St – Site Plan Review and Storm Water Management Permit Public Hearing – Continue to January 22, 2018

7:15 p.m. 2 Beach Street – ANR  
J&B Custom Homes/LLC Realty Trust

7:20 p.m. Discuss Planning Board Recommendation on Proposed Roadway Acceptances

- Jessica J. Drive
- Rollie Shepard Drive
- Bill Graham Lane

New Business:

Other Business:

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