

MILLBURY PLANNING BOARD
MINUTES
January 22, 2017

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 22, 2018 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent:

7:15 p.m. Mid State Properties LLC, 239 Riverlin St. – Site Plan Review and Stormwater Management Permit Public Hearing - Continued

The applicant requested a continuance of the Public Hearing for one month.

Edd Cote made a motion to continue the Public Hearing to February 26, 2018 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

7:45 p.m. Casa Verde Village – Acceptance of Performance Guarantee and Lot Release

HAYR LLC is seeking a release of lots 5-18 and 26-35 in lieu of a cash bond in the amount of \$351,216.00

Edd Cote made a motion to release lots 5- 8 and 26–35 Skyview Drive on a plan of land entitled “Definitive Open Space Subdivision Casa Verde Villages Millbury, Massachusetts Applicant: HAYR LLC & SENEK LLC 12 Dudley Road Mendon, Massachusetts”, recorded in Plan Book 912, Plan 97 from the covenant between HAYR, LLC and the Millbury Planning Board, dated November 10, 2014 recorded in Book 53870, Page 147, seconded by Paul Piktelis, voted unanimously.

8:00 p.m. Bob Miller’s Way – ANR Plan

Robert Miller presented an ANR plan for Bob Miller’s Way prepared by Alpha Omega Engineering Inc. to the Planning Board. The applicant would like to waive the requirement for showing building setbacks on the proposed ANR plan and a scale of one inch equals fifty feet (1”= 50’)

Edd Cote made a motion to endorse the ANR Plan of Land in Millbury MA., located on Bob Miller’s Way, owned by Robert P. Miller. Plan prepared by Alpha Omega Engineering Inc. 12/12/2017, seconded by Paul Piktelis, voted unanimously.

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8:05 p.m. Proposed Roadway Acceptances

**Jessica J Drive
Rollie Shepard Drive
Bill Graham Lane**

Ms. Connors advised the Board members that the Selectmen will have a public meeting on January 23, 2018 on the proposed roadway acceptance of Jessica J Drive, Rollie Shepard Drive & Bill Graham Lane. She stated that the surveyors have revised the plans on Rollie Shepard Drive and Bill Graham Lane to show the drainage easements and the plans are now in order for acceptance.

Ms. Connors stated that we have all necessary waivers of appraisal and damages for Jessica J Drive however, the Town will need to obtain the waivers from all the property owners on Rollie Shepard Drive and Bill Graham Lane as the developer never retained ownership of the right-of-way. If the Selectmen decides to layout the roads then Town Counsel will need to do a title search of each property and draft waivers for each property owner on Rollie Shepard Drive and Bill Graham Lane to sign. She told the Board she would be willing to work with Town Counsel to obtain all of the necessary waivers before Town Meeting in May.

Edd Cote asked if the Town could take the land by eminent domain. Ms. Connors advised that they can't without the necessary waivers. She also stated that if the Town can't obtain waivers from all the property owners she would suggest that Town Meeting not accept the roads.

Edd Cote made a motion to recommend that the selectman lay out Jessica J Drive, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to recommend that the Selectmen lay out the roadways on Rollie Shepard Drive and Bill Graham Lane with the caveat that the Town receive signed waivers of appraisal and damages from all property owners and that the Selectmen do what is in the best interest of the Town, seconded by Paul Piktelis, voted unanimously.

Other Business

Ms. Connors advised the Board that at the next Planning Board meeting she will be addressing the issue of a By-Law for recreational marijuana and at the advice of Town Counsel the Planning Board should draft a By-Law in relation to the issue.

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Chairman Gosselin also asked if the Town has regulations in place on the issue of sound. He commented that another Town implemented State Regulations on sound ordinance and it might be something for the Town of Millbury to adopt if we don't already have regulations in place.

Minutes

Edd Cote made a motion to approve the minutes of Executive Session of 12/11/17 ,
seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to approve the minutes of 12/11/17 as written, seconded by Paul Piktelis, voted unanimously.


Adjournment

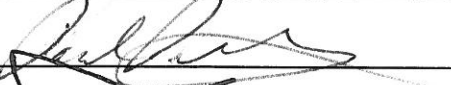
Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 8:53 p.m.


Respectfully submitted,


Pamela Bott

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

January 22, 2018

- 7:15 p.m. Mid State Properties LLC, 239 Riverlin St – Site Plan Review and Storm Water Management Permit Public Hearing – Continued
- 7:45 p.m. Casa Verde Village- Acceptance of Performance Guarantee and Lot Releases
- 8:00 p.m. Robert Miller, Bob Miller's Way – ANR
- 8:05 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

RECEIVED
TOWN CLERK
18 JAN 18 PM 1:56
MILLBURY MASS

SIGN-IN SHEET

Public Hearing Bob Miller's Way - ANR Plan.

Date/Time 1-22-18

		I WISH TO SPEAK	
NAME	ADDRESS	YES	NO
1 Bob Miller	8 Indian Hill Road, Sutton, MA		<input checked="" type="checkbox"/>
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