

MILLBURY PLANNING BOARD
MINUTES
February 26, 2018

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 26, 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. Mid State Properties LLC, 239 Riverlin St – Site Plan Review and Storm Water Management Permit Public Hearing – Continued

Bob Murphy representing Peter Stratford on the application of 239 Riverlin St. addressed the Board. He commented on the issue of violation fines issued by the Town's previous building inspector. Mr. Murphy stated they went before the Court Magistrate who ruled in favor of the applicant. He confirmed they are not responsible for the \$1700.00 in fines issued.

Chairman Gosselin asked Ms. Connors to have the building inspector supply a letter to the Board in regards to the outcome of the hearing with the Magistrate.

Mr. Murphy stated they have met with the building inspector regarding the proposed buildings. They also met with the Zoning Board of Appeals for an approval of the residential use in one of the proposed buildings which would not exceed 25% of the area allowing 1000 sq. ft. of residential use. He said the ZBA determined the zoning bylaws would allow the applicant to have a residential use. He also stated the approval from the ZBA necessitated additional meetings with the building inspector relative to the use of the dwelling. It was determined that in order to obtain a building permit there will need to be a sprinkler system in place and fire wall in the garage area of at least 1 hour time. Mr. Cote mentioned a recent letter received from the Fire Chief that stated he was satisfied with what the applicant has proposed.

Ms. Dotson asked if there is town water at the property. Mr. Murphy advised there is well water. He also stated the Fire Chief would require a cistern that would be timed to work with the existing well until the fire department could arrive. It would all be installed according to fire code.

Mr. Murphy advised that the applicant does not anticipate he will be working on trucks in either building. One building would be used as a parking garage with a residence above and the other building would be for an allowed commercial use. He stated they are trying to avoid situations where they would be storing hazardous materials on site.

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Ms. Dotson asked Mr. Murphy if the applicant has decided how he would use the buildings and if a plan was in place. Mr. Murphy stated they will be commercial use and they would be looking for someone to lease the buildings as an allowed use and not a use that would require a zoning variance.

Mr. Murphy advised that the applicant has three properties. One property has been permitted for a proposed commercial use. The second central property is where Mid State Sewerage is located and where all their trucks are stored and maintained. The third property which is the application at hand which proposes two buildings. Mr. Murphy stated that the proposed residential building will be facing the Mid State Sewerage location. The elevation allows for the building to be set slightly higher than the other buildings and it will be set back a few hundred feet off of Riverlin St.

Chairman Gosselin asked Mr. Murphy if he has addressed all of Ms. Connors' concerns. Mr. Murphy advised there are a couple of items that would require waivers. One waiver request would relate to the walkway from the industrial building to the residential building. He said they have a concern as to whether there would be vehicle traffic going through the area. He stated on the revised plans they have shown for two Do Not Enter signs on either side of the roadway. This would eliminate traffic going into the residential side of the property. He stated the residential building will have its own pedestrian walkways, handicapped parking and driveway access. Ms. Connors asked Mr. Murphy to update the request for waivers as some of the originally waivers requested have already been satisfied.

Chairman Gosselin reminded Mr. Murphy that he will need to come back to the planning Board for approval of signage allowed.

Chairman Gosselin also asked if they've done anything on the other parcel of land that was previously approved and if not, why the need and rush for this new site approval. Mr. Murphy said they would like to work on this proposed parcel first. The applicant is in the process of looking for a tenant before construction begins to secure money up front.

Ms. Dotson asked if the three different parcels have an ANR (approval not required) plan. Mr. Murphy confirmed they had been several years ago.

Ms. Connors advised Mr. Murphy of a parking issue for building #1 stating the building consists of 4800 sq. ft. The plan shows eighteen parking spaces allotted for that building. However, according to the building inspector's interpretation, they will need to provide one parking space per 200 sq. ft. which would equal 24 parking spaces. Ms. Connors advised that in order to satisfy this requirement they could either provided the extra parking spaces or reduce the size

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of the building. Mr. Georges said it's burdensome to hold the applicant up over this issue. He feels the applicant has provided everything that has been asked of him to this point. Mr. Murphy said they would follow the requirements of the building inspector as to the correct amount of parking spaces needed. Mr. Murphy also stated they would like to have the approval from the Planning Board before they go to the building inspector for determination on the uses of the building.

Mrs. Connors advised the Board members that she has begun to work on the decision and should have the decision completed by the next planning board meeting on March 26, 2018.

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

Edd Cote made a motion to reconsider the date for continuance of the Public Hearing for 239 Riverlin St., Mid State Properties LLC., formally scheduled for March 26, 2018 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to continue the public hearing to March 12, 2018 at 7:00 p.m., seconded by Paul Piktelis, voted unanimously.

7:30 p.m. Millbury Self-Storage, 147 Providence Street – Site Plan Review & Stormwater Permit Public Hearing

Edd Cote read the public hearing notice for the site plan review permit, and for post-construction stormwater management permit to expand an existing self-storage facility by constructing three additional buildings totaling 9,000 sq. ft. of new building area and associated improvements.

Eric Bazzett of Heritage Design Group approached the board with a diagram of the existing self-storage site. He stated the site is approximately 7.5 acres with six existing buildings. They are proposing to expand the existing facility by adding three additional buildings totaling 9000 sq. ft.

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He advised the property is close to the Sutton town line and there is a National Grid right of way on the property. The proposed buildings would sit at the right of way but not on the right of way. There is a paved area that is in the right of way however the buildings will not obstruct the access to National Grid facilities. He also advised they have filed the plans with National Grid but have not heard back from them to date. He did however state that National Grid advised them of a concern regarding stockpiling snow on the right of way. They will be looking for an additional area for snow. Perhaps closer to the road or moving the fence in the back of the property for snow piling

Mr. Bazzett advised there will be a separate stormwater system for the new buildings. They will not connect to the existing system. It will consist of an infiltration basin. Stormwater will be collected with catch basins and manholes.

They are proposing to use the existing entrance. The site will be secured with a gate and are proposing to connect to the existing electricity.

Ms. Dotson asked if National Grid is okay with the water draining onto their land. Mr. Bazzett stated he has not heard back from National Grid yet but they have done other designs within their facilities and as long as there are no obstructions to their use of the easement they are usually okay with the conditions.

Mr. Bazzett stated that they did lose two parking spaces on the original site but plan to relocate them on the new site.

Mr. Bazzett advised they are within the buffer zone of the Blackstone River so they will be filing a Notice of Intent with the Conservation Commission and will file with the Zoning Board of Appeals as there is a small area of land in a flood plain.

He did advise they would be looking for 5 waivers. They would request using bituminous berms in place of concrete curbing. The Board recommended that they stay with the concrete curbing as the existing area is all concrete. Mr. Bazzett and Mr. Santon agreed and will remove that waiver request.

Chairman Gosselin stated he would like to hear what the Conservation Commission has to say, what recommendations they make and how it may change the plan. Ms. Connors also advised that Stantec had a number of recommended changes to the stormwater development.

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Edd Cote made a motion to continue the public hearing to March 26, 2018 at 7:45, seconded by Paul Piktelis, voted unanimously.

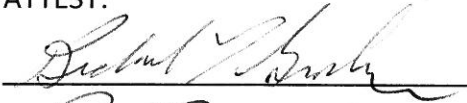
Adjournment


Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 8:15 p.m.


Respectfully submitted,

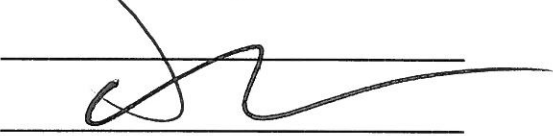
Pamela Bott

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

February 26, 2018

- 7:15 p.m. Mid State Properties LLC, 239 Riverlin St – Site Plan Review and Storm Water Management Permit Public Hearing – Continued
- 7:30 p.m. Millbury Self-Storage, 147 Providence Street – Site Plan Review & Stormwater Permit Public Hearing

New Business:

Other Business:

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

RECEIVED
TOWN CLERK
10 FEB 21 PM 1:15
MILLBURY, MASS.

SIGN-IN SHEET

Public Hearing Stratford - Riverln St
Date/Time 2/24/18 @ 7:15 pm

	NAME	ADDRESS	I WISH TO SPEAK	
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SIGN-IN SHEET

Public Hearing *Millbury Self Storage*

Date/Time *Feb 26, 2018 @ 7:30 pm.*

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