

MILLBURY PLANNING BOARD  
MINUTES  
April 23, 2018

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 23, 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.** 71 McCracken Road (A.k.a 58 Dwinell Road) – Site Plan Review/Stormwater Permit Public Hearing – Pinecrest Baptist Church Con't

Edd Cote read into the public hearing a letter submitted from John Grenier stating the Church has decided to withdraw their current application for the site plan with the Planning Board. They are moving forward with plans to purchase the property where they are currently located.

Edd Cote made a motion to accept the withdrawal request from Pinecrest Baptist Church, seconded by Paul Piktelis, voted unanimously.

**7:20 p.m.** 58 West Main St. – Site Plan Review/Stormwater Permit Public Hearing Con't.

On behalf of the applicant, Mike McGovern addressed the Board advising they have submitted their final plan. There are a couple of stormwater management conditions they still need to satisfy and are hoping for an approval contingent on the satisfactory completion of the outstanding conditions.

Ms. Dotson verified with Mr. McGovern that each unit will have a separate sewer tie in and that the rain garden hole will be bigger than originally proposed. She also questioned the parking spaces. Mr. McGovern verified there will be 13 spaces. 1 space to the left of the building, 2 spaces to the right of the building and 10 spaces allotted for the 5 units totaling 13 spaces in all.

Ms. Connors advised that she added the outstanding issues into the condition of approval stating that prior to construction activities the applicant must work with the police department to obtain new addresses on Gould St for the dwelling units. They need to modify the wheelchair ramp and sidewalk details to comply with the specific requirement expressed under condition f. item #3, this will also allow the use of bituminous concrete as it will be a continuation of the current sidewalk.

Ms. Connors also advised that the outstanding stormwater comments identified in Stantec's review letter dated April 23, 2018 need to meet the satisfaction of the Planning Board. They will need to modify the site plan to include additional spot elevations, perform a test pit within the proposed rain garden footprint to verify the soil conditions and include a sediment forebay as part of the rain garden design.

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Mr. Cote asked if the Building Inspector is aware of all the conditions. Ms. Connors advised he will be made aware once the Planning Board renders their decision. The Building Inspector will be given the site plan decision and be in charge of enforcement.

Chairman Gosselin questioned what the outcome would be if Stantec is not happy with the results of the rain garden or the rain garden does not work out on the property. Ms. Connors advised that the condition of approval is based on the satisfaction of the Planning Board. If the rain garden option fails it will need to be redesigned.

Chairman Gosselin advised Mr. McGovern that Stantec is concerned with the rim around the rain garden. They are aware of the depth of the hole but need to know if the soils in the hole will allow for appropriate drainage.

Mr. McGovern advised that their engineer certified that the soils were consistent with what was on the maps and that they are good suitable soils for the rain garden.

Ms. Connors stated the stormwater map shows the site is split and a portion of the water will drain to the street. Stantec feels that all the water will drain to the rain garden. They are asking for spot grades to verify that a portion of the site will drain to the street and if it all drains to the rain garden they want to be sure it is big enough to withstand the flow of water.

Chairman Gosselin is concerned if they need to make the rain garden bigger will it fit on the land.

Ms. Connors advised if the rain garden doesn't work they could possibly install a cultic system.

Ms. Dotson certified that she had examined all evidence including a video recording received from the April 9, 2018 session of the public hearing.

Edd Cote made a motion to close public hearing, seconded by Paul Piktelis, voted unanimously.

Edd Made a motion to approve the application to demolish an existing six unit multi-family structure and construct a new five unit multi-family structure as depicted on a plan entitled Special Permit Stormwater Management Plan, 58 A-F West Main St., Millbury, MA. Prepared by H.S. & T. Group Inc., dated February 16, 2018, last revised April 17, 2018. The Plan will be subject to conditions A – J as indicated on the approval document, seconded by Paul Piktelis, voted unanimously.

Ms. Connors advised the Board that the decision states "Site Plan Approval and Stormwater Permit" because the original advertisement for this property was for a Multi-family special permit. However, the Building Inspector later provided a letter stating the property & the use are grandfathered and a multi-family special permit was not needed. A reference to this is noted in number 6 of the decision.

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**7:30 p.m.** Minor Modification Wireless Communication – Verizon  
3 Colton Rd. Map 31 Lot 31

Sean Mahoney representing Verizon Wireless spoke regarding the cell tower located at 3 Colton Rd. Millbury. He stated there is currently only one wireless carrier occupying the tower and Verizon would like to be the second.

He stated there is a 50 x 50 compound at the base of the tower. Verizon would like to add within the compound a 12 x 16 steel platform for their radio equipment along with a 30 kilowatt diesel generator. On the tower at a 142 ft. level which is about 10 ft. below the current Sprint antenna they are proposing to install 6 remote antennas with radio heads and a cable to the base of the equipment on the tower.

Chairman Gosselin asked what frequency Verizon will be running on and if they will be increasing the band width. Mr. Mahoney advised it will be the standard Verizon Frequency. They will not be changing anything to the Sprint frequency and will not be adding to the band width. He said all carriers operate on their own spectrum.

Ms. Dotson asked if the towers have electromagnetic fields. Mr. Mahoney advised that there are radio waves generated from the tower. Adding that the exposure from the frequency of the antenna at 142 ft. would be less than the cell phone in his pocket.

Edd Cote made a motion to approve minor modification to the Sprint Wireless Communication Facility Special Permit for a tower located at 3 Colton Rd. Millbury, MA, recorded in the Worcester Registry of Deeds, Book 25337 Page 064 with six amendments, Site Plan Millbury\_5\_MA, location code 430512, site address 3 Colton Rd, Millbury, MA dated March 20, 2018 prepared by Nexius, 7A Liberty Way, Westford, MA., seconded by Paul Piktelis, voted unanimously.

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**Minutes**

Edd Cote made a motion to accept the minutes of March 26, 2018 as written, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to accept the minutes of April 9, 2018 as written, seconded by Paul Piktelis, Four members voted in favor, Terry Burke Dotson abstained.

**Other Business** - Discussion on May 28, 2018, Memorial Day meeting.

Edd Cote made a motion to cancel the Planning Board meeting on May 28, 2018, seconded by Paul, voted unanimously.



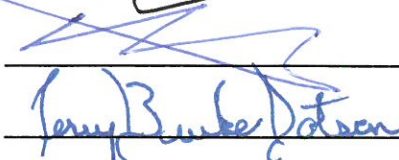
**Adjournment**

Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:

  
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# 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

April 23, 2018

7:15 p.m. 71 McCracken Road (A.k.a 58 Dwinell Road) – Site Plan  
Review/Stormwater Permit Public Hearing – Pinecrest Baptist Church  
Con't

7:20 p.m. 58 West Main St. – Site Plan Review/Stormwater Permit Public Hearing  
Con't

7:30 p.m. Minor Modification Wireless Communication – Verizon  
3 Colton Rd. Map 31 Lot 31

### New Business:

Discussion on May 28, 2018, Memorial Day meeting

### Other Business:

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

## Laurie Connors

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**From:** John Grenier <jmgrenier@townisp.com>  
**Sent:** Monday, April 23, 2018 4:44 PM  
**To:** Laurie Connors; Ann Swanson; seedsowers7@gmail.com  
**Subject:** Church application

Hi Laurie and Annie, I spoke with the pastor regarding the proposed church project. The church has decided to withdraw their current applications for the church site plan with the Planning Board and Conservation Commission. They are moving forward with plans to purchase the property where they are currently.

Thank you for your attention to this.

-John

Sent from my iPhone

**SIGN-IN SHEET**

Public Hearing 58 West Main St

Date/Time 4-23-2018 @ 7:30 pm

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Michael McGovern		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Anthony McQueen		<input type="checkbox"/>	<input type="checkbox"/>
3 Susan Mosher		<input type="checkbox"/>	<input type="checkbox"/>
4 Scott McQueen		<input type="checkbox"/>	<input type="checkbox"/>
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**SIGN-IN SHEET**

Public Hearing 71 Mirroka Rd. Pinecrest Baptist Church.

Date/Time 4-23-2018 @ 7:15 pm.

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