

MILLBURY PLANNING BOARD
MINUTES
May 14, 2018

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 14, 2018 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Terry Burke Dotson, Paul Piktelis, Michael Georges, Mathew Ashmankas

Absent: None

7:15 p.m. Reorganization of Planning Board and CMRPC Representative.

The meeting was turned over to Town Planner, Laurie Connors to entertain nominations for Planning Board annual reorganization.

Paul Piktelis made a motion nominating Richard Gosselin, Chairman, seconded by Michael Georges, voted unanimously.

Terry Burke Dotson made a motion nominating Mathew Ashmankas, Vice Chairman, motion failed for lack of a second.

Michael Georges made a motion nominating Paul Piktelis, Vice Chairman, seconded by Richard Gosselin, voted unanimously.

Michael Georges made a motion nominating Mathew Ashmankas, Clerk, seconded by Paul Piktelis, voted unanimously.

Richard Gosselin made a motion nominating Terry Burke Dotson for CMRPC representative, seconded by Paul Piktelis, voted unanimously.

**7:15 p.m. 147 Providence St – Site Plan Review/Stormwater Permit Public Hearing
Continued– Millbury Self-Storage**

Eric Bazzett of Heritage Design Group came before the Board to provide an updated status on the Millbury Self Storage project.

Chairman Gosselin asked if National Grid is satisfied with the plans. Mr. Bazzett advised they are satisfied and they are waiting for written verification from National Grid.

Ms. Connors advised the Board members that she has revised the draft decision to reflect the email exchange with National Grid. She implemented a condition labeled “f3” which indicates, prior to construction activities the applicant shall provide proof that New England Power Company (NEPCo) has

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approved those proposed activities and improvements that lie within the NEPCo easement and to provide a copy of the assent agreement executed between the parties.

Mr. Bazzett advised they have addressed all comments on the revised plan from Stantec, the Conservation Commission and Ms. Connors. He also stated that Stantec has requested that they would not like them to use the area between the building and Providence St. for snow storage. However, the applicant would still like the ability to use that area for snow should the primary area in the back of the building become full.

Chairman Gosselin asked if Stantec gave a reason for not wanting them to use the indicated area. Ms. Connors advised it is a common recommendation frequently made by Stantec. They don't like contaminants from the snow clearing to go into the swales and ultimately end up in the wetlands.

Mr. Piktelis asked if the back area for snow storage will be large enough for normal snow fall. Mr. Bazzett confirmed it would.

Ms. Dotson asked Mr. Bazzett to indicate on the plan the area of the 100 year flood plain. Mr. Bazzett confirmed they are close to the flood plain and are proposing to do some work within that area. They have been approved by the conservation commission and will be excavating an additional storage area to compensate for the flood storage area that is lost.

Mr. Georges advised he is in favor of allowing the applicant to use the reserve snow storage area. Mr. Piktelis was in agreement.

Chairman Gosselin asked what the distance is from the corner of the building to the wetland area. Mr. Bazzett advised it's about 200 ft. He also advised that the overflow of water will be captured in the catch basin then into the stormwater system and will end up in the infiltration basin. Chairman Gosselin stated he feels it's far enough away from the wetland area and most of the water will filter naturally.

Ms. Connors asked if they would like her to remove the draft decision that states they need to revise the plan to relocate the snow storage area outside of the grass swale. The Board agreed to change the language to indicate that they identify the snow storage area along the property frontage as a "supplemental" snow storage area.

Ms. Dotson asked Mr. Bazzett if conservation is satisfied with the plans. Mr. Bazzett confirmed they are satisfied.

Mr. Ashmankas inquired about the height of the grid towers and the proximity to the buildings. He expressed concerns if the towers fell would they hit the metal buildings.

Paul Piktelis made a motion to close the public hearing, seconded by Michael Georges, four voted in favor, Mathew Ashmankas abstained.

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Mathew Ashmankas made a motion to grant a partial waiver request under section 12.44 (a) and (c) waiving the requirement to submit building elevation and façade plans because the development will be an expansion of the existing facility with identical building architecture and elevations. The design of Building 7 & 8 shall be similar to Building 2 as depicted on the Elevation Plans Job #R4177PH dated April 5, 2015, seconded by Paul Piktelis, four voted in favor, Mathew Ashmankas abstained.

Mathew Ashmankas made a motion to waive under section 12.44 (c): the requirement to submit an isometric line drawing, seconded by Paul Piktelis, four voted in favor, Mathew Ashmankas abstained.

Mathew Ashmankas made a motion to waive under section 12.44 (f) (1) to waive the requirement to submit a Traffic Impact Assessment, seconded by Paul Piktelis, four in favor, Mathew Ashmankas abstained.

Mathew Ashmankas made a motion to grant the modification of a site plan approval and stormwater management permit as shown on the plan entitled Millbury Self Storage Expansion Site Plan in the Town of Millbury, MA, prepared by Heritage Design Group dated January 8, 2018, last revised April 26, 2018, subject to conditions a through l as modified, seconded by Paul Piktelis, four voted in favor, Mathew Ashmankas abstained.

**7:20 p.m. Pakachoag Acres Day Care Center – Site Plan Review/Stormwater Permit
Public Hearing**

Mathew Ashmankas read the public hearing notice on the application of Pakachoag Acres Day Care Center located at 308 Millbury Ave, Millbury, MA, for a site plan review and post-construction stormwater management permit. Applicant proposes to construct a 6,085 sq. ft. school and day care center with outdoor playground area and associated paved parking area

David Faist of McClure Engineering introduced himself to the Board. He also introduced Keith Miller the project architect, Joseph Cohen the project landscape architect and Joseph Martin the applicant of the project.

Mr. Faist gave a brief overview of the project. He advised the proposed site is approximately three acres and has been vacant for a number of years. The property was formally a residential home and a veterinary clinic. He stated the property has been surveyed, wetlands have been flagged and there is a small intermittent stream that runs down the side of the property with some associated wetlands and a

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small farm pond. There are no existing buildings on the property. There is an existing paved area of about 14,000 sf., and some overgrown trees and brush. He advised that pins were set at the corner of the property and they have done preliminary test pits to determine ground water which is about 2 feet near the pond area and becomes higher towards the front of the property.

Chairman Gosselin inquired if any bones were discovered when they dug for the test pits. Mr. Faist said he had heard there may have been a pet cemetery on the property but they did not find any bones and if bones were unearthed they would handle them as needed.

Mr. Faist said the project is a two-story day care facility. The front of the building will be on Millbury Ave and the parking area will be in the back of the building. They are proposing a 28 space parking lot with the entrance from Oak Pond Ave. There will be one entrance in and one exit out of the parking area, both entrance and exit will be 20 feet wide. There will also be an outdoor fenced in play area and a small garage structure for storage.

Ms. Dotson asked what they propose to do with the existing paved area. Mr. Faist advised they will be removing the asphalt because it's in poor condition. He noted half the site is in the aquifer protection overlay district which only allows 15% of the area within that area to be paved. They will be removing the existing tennis courts which will allow for the paved parking area that lies in the overlay district.

Ms. Dotson asked about the fencing for the playground. Mr. Faist advised the playground will be complete fenced and the access to the playground will be from within the building. Exterior gates will be locked.

Mr. Faist advised there is very shallow ground water at the back end of the property. They originally proposed a country drainage system at the back of the parking area. However, D.E.P comments may slightly change the design to include additional curbs, a deep sump catch basins for overflow, create a forebay for the storm water basin and a 44% pre-treatment area.

Keith *Miller* presented the Board with the design of the building. He stated the design incorporates the look of a residence and a school house. There will be casings, a gambrel style roof, ornamental windows to allow for extra light and views and a deck off the second floor that flows to the playground area. There will be one controlled entrance that will bring all the traffic flow to one spot.

Ms. Dotson advised if there will be an elevator in the building. Mr. Miller confirmed there will be an elevator.

Mr. Georges asked about the total square footage of the building and if it will have a sprinkler system. Mr. Miller advised the building is 6085 sf and sprinkled throughout.

Joe Cohen from Joseph Cohen Landscape Architecture updated the board members on the landscape design. He advised they plan to plant honey locus tress around the parking area and lower growing hardy shrubs around the building, they will be adding some street trees and removing some existing pines. They will also be planting some smaller maples and ornamental grasses.

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Ms. Connor asked if they will be able to keep the existing pines in front of the building and recommended they save as many existing trees as possible. Mr. Cohen advised the pines located on the corner will need to be removed to enhance visibility. Mr. Martin advised they will save as many trees as possible.

Chairman Gosselin asked what they plan to plant where the existing black top is located. Mr. Cohen advised they plan to replace that area with natural lawn.

Chairman Gosselin & Mr. Ashmankas were concerned with the playground area surface. Mr. Martin advised there will be grass in the play area and playground mulch will be placed under structures higher than 18 inches.

Carrie Guyan of 59 Sutton Rd. advised the site is the home of a pet cemetery. She had a dog that was buried on the site and wondered what they will do with the pet remains if they are unearthed. She believed the area was along Oak Pond Ave but was not certain.

Mr. Martin stated that if pet remains are found they would be moved to a meadow type area located in the back of the property.

Mike Connor of 310 Millbury Ave. asked how the children will be kept away from the pond area. Mr. Martin advised the children will be supervised in a chain linked gated area that will be locked.

Ms. Dotson asked if the facility will be an overnight facility. Mr. Martin advised it will not.

Ms. Connors asked the planning board for some input on the traffic impact study. She would like to know if they are satisfied with the study as it is and wonders if they are okay with the past traffic study of the intersection of Millbury Ave. and Route 20 or would they like an additional traffic study.

Mr. Ashmankas questioned the amount of children the daycare will host adding the report states 105 children and only 35 vehicles entering and leaving.

Mr. Martin advised 16 children will be transported by bus and the majority of families will have two children attending but was uncertain as to how the number of 35 vehicles was obtained.

Chairman Gosselin asked Ms. Connors to inquire on the status of the traffic impact study for the Millbury Ave intersection when they started the Casa Verde development. He would like to analyze any past traffic studies to help determine if this project will impact any traffic safety issues.

Ms. Connors advised she would contact CMRPC for any input on the traffic impact for the intersection.

Mr. Ashmankas asked about the installation of the sidewalks. Mr. Faist advised that the town's DPW department has recommended they extend the sidewalks to the Oak Pond Ave intersection and to bring the sidewalks to the end of the property line on Oak Pond Ave.

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Gillian Hohne of 27 Oak Pond Ave asked if there have been any traffic studies at the intersection of Wheelock Ave and Route 122. She feels there may be a lot of additional traffic taking that route.

Mr. Martin advised the hours of operation will be 7:00 AM to 5:30 PM. He expects traffic to be staggered over a few hours in the morning and a few hours in the evening and that all cars would not be coming and going at the same time.

Mathew Ashmankas made a motion to continue the public hearing to June 11, 2018 at 7:15 P.M., seconded by Paul Piktelis, voted unanimously.

Other Business

Summer Schedule

The Board members discussed the upcoming summer schedule and agreed to cancel the scheduled planning board meetings on July 9th, July 23rd, August 13th and August 27th 2018. They agreed to reschedule the meetings July 16, 2018 and August 6, 2018.

Mathew Ashmankas made a motion to accept the new schedule as noted, seconded by Paul Piktelis, voted unanimously.

ANR Plans

The Board had a discussion as to how many members would sign ANR plans. Mr. Piktelis advised the clerk usually signs. All members were in agreement that the Clerk would sign, however all members would have the ability to sign.

Minutes

Paul Piktelis made a motion to accept the minutes of April 23, 2018, seconded by Michael Georges, four voted in favor, Mathew Ashmankas abstained.

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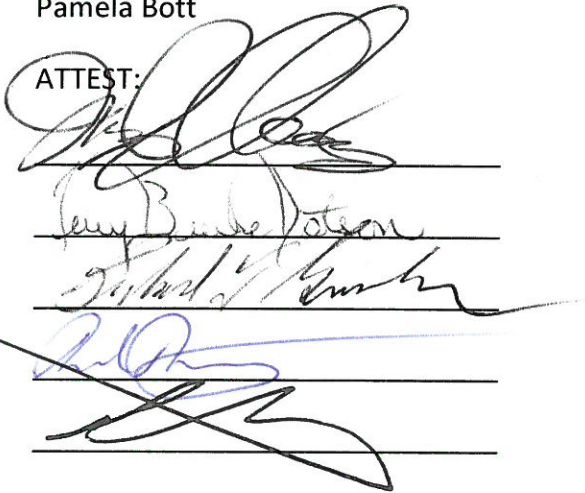
Adjournment

Paul Piktelis made a motion to adjourn, seconded by Terry Burke Dotson, voted unanimously.
Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:



The block contains four handwritten signatures, each written over a horizontal line. From top to bottom, the signatures are: a large, stylized signature in black ink; a signature that reads "Terry Burke Dotson" in black ink; a signature that reads "Robert G. Burke" in black ink; and a signature in blue ink. The signature in blue ink is the name of the official who attests to the minutes.



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

REVISED 5/10/2018

May 14, 2018

- 7:15 p.m. Reorganization
Selection of Chair Person, Vice Chair Person, Clerk & CMRPC Rep
- 7:15 p.m. 147 Providence St – Site Plan Review/Stormwater Permit Public Hearing
Con't – Millbury Self-Storage
- 7:20 p.m. Pakachoag Acres Day Care Center – Site Plan Review/Stormwater Permit
Public Hearing

New Business:

Discuss Summer Schedule

Other Business:

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

SIGN-IN SHEET

Public Hearing

Foranbag Assoc Dinner

Date/Time

5/19/18 @ 7:30 pm

I WISH TO SPEAK

NAME	ADDRESS	YES	NO
1 CAROL GUARD	59 SUTHER RD	<input type="radio"/>	<input type="radio"/>
2 STEVE & CHRIS BECK	309 MILBURY AVE.	<input type="radio"/>	<input checked="" type="radio"/>
3 JOE MUEHLER	3 Old Colony Rd Andover	<input type="radio"/>	<input checked="" type="radio"/>
4 DAVID FAIST, PE - McClure Engineers	119 Worcester Rd, Chatham	<input checked="" type="radio"/>	<input type="radio"/>
5 Jennifer Allen Mike Conrad	310 Millbury Ave Millbury MA	<input checked="" type="radio"/>	<input type="radio"/>
6 KEITH MUEHLER	52 SPATER RD BELMONT MA	<input checked="" type="radio"/>	<input type="radio"/>
7 BEN BARNETT	118 Walker Pond Rd Sturbridge	<input checked="" type="radio"/>	<input type="radio"/>
8 BOB COON			
9 Gillian Hohna Bill Herra	27 Oak Pond Ave 01527	<input type="radio"/>	<input checked="" type="radio"/>
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SIGN-IN SHEET

Public Hearing 147 Providence St - Millbury Site Storage
Date/Time 5-14-18 @ 9:15 a.m.

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	ERIC BRADST	ALEXANDER ENG. & ASSOC. HOLDINGS	✓	
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