

MILLBURY PLANNING BOARD
MINUTES
October 29, 2018

RECEIVED
TOWN CLERK

2019 JAN 15 AM 9:36

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 29, 2018 at 7:10 p.m. in the Millbury Public Library, 128 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent:

7:10 p.m. 1 Latti Farm Rd. Discover Marble & Granite, Site Plan Review/Stormwater Permit – Public Hearing Continued.

Mike McGovern advised the Planning Board members that all issues have been addressed on the plans.

Michael Georges read into the public hearing a statement verifying he has examined all evidence received at the October 22, 2018 session relative to the application of Discover Marble & Granite.

Paul Piktelis made a motion to close the public hearing, seconded by Mathew Ashmankas, voted unanimously.

Mathew Ashmankas made a motion to grant waivers a-g from the requirements of Article I, Section 12.44(a-f) and Section 12.45, of the Millbury Zoning Bylaw, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to approve the Notice of Decision, Site Plan Approval and Stormwater Management Permit of Discover Marble and Granite, 4 Latti Farm Road at 1 Latti Farm Road, Subject to conditions A-S, seconded by Paul Piktelis, voted unanimously.

7:15 p.m. 11 Benton Rd. Definitive Plan Public Hearing (Seguin)

Mathew Ashmankas read the legal notice for a public hearing on 11 Benton Street for a definitive subdivision plan, creating one additional lot line.

Attorney Mark Donahue addressed the Planning Board advising that the Applicant David Perkins has received a variance from the Zoning Board of Appeals (ZBA) to reduce the frontage required to 65 ft. in order to create a separate lot from the property located at 11 Benton Street. He stated Massachusetts law requires that the applicant apply through the Definitive Subdivision Approval process as the proposed new lot does not have enough frontage required by the Zoning Bylaw.

Mr. Donahue advised that they are requesting a waiver from the requirements set forth in the Rules and Regulations pertaining to a Definitive Subdivision Plan and to request that the plan submitted meet the submission requirements of an ANR Plan. They are also requesting a waiver reducing the frontage required on lot 2 of the plan to 70 feet.

Terry Burke Dotson advised Mr. Donahue that the Planning Board does not have to accept the Zoning Board of Appeals decision. She feels this request will create a future concern adding anyone with a large enough back yard may want to do the same. She feels the best way to get the adequate frontage for the back lot is to create an Optional Residential Compound Roadway, this would provide the frontage required and won't compromise the Subdivision Rules and Regulations.

Attorney Donahue pointed out that the Planning Board decision alone would not necessarily make the lot a buildable lot but together with the Zoning Board of Appeals decision it would affirm the decision, adding anyone else wishing to do the same to their property would need to go through the process of obtaining a variance. He added that the ZBA has granted a variance and the appeal period has passed. He advised the planning board should act as they deem appropriate and suggest they grant the waivers requested and endorse the plan.

MILLBURY PLANNING BOARD
MINUTES
October 29, 2018

Chairman Gosselin asked if there is sewer in the street as sewer is not shown on the plan.

Ms. Dotson advised she would be opposed to the Plan.

Robert Murphy addressed the Board stating he feels the design requirement for the compound Roadway will negatively impact the lot. He stated the roadway would encompass about 10,000 sq. ft. of good upland area leaving minimal uplands for a buildable lot. He mentioned that having to apply for an ANR lot will force them to ask for waivers from the 90% upland area, they will need to present to conservation and the D.E.P. would reject the plan if it is a low impact design. He added that the current plan presented will meet the Low impact design required by the D.E.P. as it sits over 100 ft. from the wetlands.

Ms. Connors feels Mr. Murphy is being misleading. She added that this lot is nonconforming to the Subdivision design regulations and that conservation may have jurisdiction but doesn't believe D.E.P would have jurisdiction.

David Perkins addressed the board stating he is not in favor of a residential compound roadway. He stated the road would need to be roughly 100 feet long with an arch at the top of the roadway that would extend roughly 100 ft. in one direction and 80 ft. in another direction to accommodate for emergency and fire vehicles. He feels this would pave a large portion of the lot and the roadway doesn't fit with the established family neighborhood. He added that the lot meets the setback requirements, the acreage requirement and has town sewer, they are only asking for a waiver from the frontage requirement. He believes his proposal will improve the area.

Chris Ryll of 5 Mason Rd. advised he is in favor of Mr. Perkins design and forcing a roadway will affect his property.

Lisa Bennes of 28 Croyden St. is in favor of Mr. Perkins design and feels it will improve the neighborhood.

Ron Bourdeau of 32 Autumn Gate Circle stated he is in favor of Mr. Perkins plan, adding he has done a nice job fixing the existing home on the property.

Chairman Gosselin advised it would have been helpful if the engineer marked the contours and the sewer on the plan.

Mathew Ashmankas made a motion to waive the frontage requirement for 11 Benton Street (Lot 20, which has 70 feet of frontage (waiver of 80 feet of frontage granted), seconded by Paul Piktelis, four voted in favor, Terry Burke Dotson Opposed.

Mathew Ashmankas made a motion to waive the requirement of a definitive plan under Section 5.3 of the Town of Millbury's Subdivision Rules and Regulations. The submitted plan shall only meet the application requirements for an ANR plan (Section 4), seconded by Paul Piktelis, four in favor, Terry Burke Dotson opposed.

Mathew Ashmankas made a motion to approve the "Application for Endorsement of Plan Not Believed Not to Require Approval relative to the property locate at 11 Benton Street (Lot 2) owned by David W. Perkins by deed recorded in the Worcester District Registry of Deeds in Book 58122, Page 106". The Application was submitted to the Millbury Planning Board (the "Planning Board") on September 26, 2018 pursuant to the Town of Millbury's Rules and Regulations Governing the Subdivision of Land. Reference is made to a variance granted by the Board of Appeals for frontage that is recorded in Book 59342, Page 107, seconded by Paul Piktelis, four in favor, Terry Burke Dotson opposed.

Paul Piktelis made a motion to close the public hearing, seconded by Michael Georges, voted unanimously.

MILLBURY PLANNING BOARD

MINUTES

October 29, 2018

7:20 p.m. Autumn Gate Estates Public Hearing – Major Modification to Definitive Plan Decision.

Mathew Ashmankas read the legal notice for a public hearing on the modification of the Definitive Plan Decision for Autumn Gate Estates Phase I, to extend construction deadline for a period of two years.

Attorney Jennifer Kurzon representing Mr. Gallo addressed the Board members. She advised they are seeking a two year construction extension adding that the developer is working on the last lot of the development.

Ms. Dotson asked if Mr. Bourdeau and Mr. Lapine have been allowed to tie into the sewer on Autumn Gate Circle.

Mr. Bourdeau advised they have not yet been given permission but are in conversation with Gallo Builders at this time.

Attorney Kurzon advised they are in agreement with Mr. Bourdeau however, they need to request three variances and have been waiting a considerable amount of time for the Zoning Enforcement Officer to inspect the lot and give the determination that they are Non-conforming lots and variances are necessary.

Ms. Dotson questioned the location of Mr. Lapine's property and would like Mr. Gallo to reach out to Mr. Lapine and see if he has interest in tying into the sewer.

Mr. Gallo advised that Mr. Lapine divided his lot on Grafton St. and the new lot abuts Autumn Gate Circle. He said Mr. Lapine approached him on the subject a few years back however, Mr. Gallo had concerns about someone else digging up his road and the capacity of flow to the existing pumping station. He added that the pump station was designed for 28 connections taking into consideration Mr. Bourdeau's second lot.

Chairman Gosselin stated that if Mr. Lapine wanted to tie into the sewer on Autumn Gate he would need to hire an engineer to determine if the pump station could handle the additional tie in and it would be at Mr. Lapine's expense.

Ms. Connors reminded Mr. Gallo that according to condition 27 of the 2005 decision he should be sending her monthly updates. She has tried seven times since May 2, 2018 to contact Mr. Gallo with no response.

Mr. Gallo apologized and advised he would supply an updated status of the project.

Mr. Piktelis inquired as to how many houses remain to be built. Mr. Gallo advised all houses are sold.

Ms. Connors asked Mr. Gallo why he is requesting a two year extension and why the delay in site work. Mr. Gallo advised the weather and lack of workers have put them behind.

Ms. Connors doesn't feel there is a need for a two year extension. She would like to have a meeting with the Town engineer and Mr. Gallo to discuss the binder course on the roadway.

Mr. Gallo advised it is his intention to follow the previous plan and replace some of the area in poor shape, adding he will lay a 1 inch overlay leveling course and a 1 ½ inch top coat.

Ms. Connors advised that there are sections of sidewalks that need to be corrected to be in ADA compliance.

Lindsay Shamoian of 11 Autumn Gate Circle expressed concern for the sidewalk in front of her house and the castings on the road. She stated water runs around the drains and pools at the end of the roadway. She is not in favor of a 2 year extension.

MILLBURY PLANNING BOARD
MINUTES
October 29, 2018

Ron Bourdeau of 32 Autumn Gate Circle stated they are in discussions with Mr. Gallo on the development of their home. However, in order to move forward they are waiting for the Zoning Enforcement Officer to provide a letter of determination of his lots to submit to the Zoning Board of Appeals for variances.

Paul Piktelis asked how long they have been waiting for the Zoning/Building Inspector. Attorney Kurzon advised she has been trying to reach him since mid-August.

Mr. Piktelis asked Ms. Connors to inquire with the Building/Zoning Officer as to the delay.

Rebecca Gay of 20 Autumn Gate Circle questioned why the road and sidewalks up to 32 Autumn Gate Circle couldn't be completed.

Lindsay Shamoian wondered how much of the sidewalks will need to be replaced.

Jenn Hitt of 12 Autumn Gate Circle stated she has safety concerns for the children due to the sidewalk and road conditions and feels a 1 year extension would be adequate.

Chairman Gosselin stated he would be in favor of a 1 year extension as he feels much of the work can be completed by next fall.

Michael Georges is not in favor of a 2 year extension and would only like to extend the deadline to June 30th.

Attorney Kurzon feels a June 30th extension wouldn't be a realistic time frame.

Ms. Connors feels all site work up to Mr. Bourdeau's property could be completed and doesn't believe the building permits for Mr. Bourdeau's lots should delay the remaining site work.

Chairman Gosselin believes a June 30th deadline would rush the work and short change the residents.

Gary Gay of 20 Autumn Gate Circle feels 100% of walkways and majority of the road could be completed.

Bob Manzano of 4 Autumn Gate Circle feels a June 30th extension is enough time.

Attorney Kurzon stated the best way to pave the road would be all at once, not in sections.

Meghan Thompson of 26 Autumn Gate Circle stated she is also concerned with the condition of the road and sidewalk and in favor of Mr. Bourdeau getting a new house. She added when she purchased her home in the development it was with the understanding of how the development would look.

Jocelyn Thomann of 18 Autumn Gate Circle is in favor of a shorter deadline as a lot of the same issues were brought up at the meeting a year ago.

Paul Piktelis is concerned for the residents and told Mr. Gallo that he needs to start taking better care of the roadway.

Donna Manley of 14 Autumn Gate Circle expressed concern of the mud that collects at the end of the circle and is not in favor of extending the deadline past June 30th.

MILLBURY PLANNING BOARD
MINUTES
October 29, 2018

Pietro Curini of 15 Autumn Gate Circle stated there is about a 3 inch drop on the side of the walkway in front of 11, 13 and 15 Autumn Gate Circle and there should be some sort of support and regraded in front of those properties to prevent run offs.

Ms. Connors advised the new binder should be installed as soon as possible in the spring.

Chairman Gosselin would like Mr. Gallo to provide a schedule to monitor progress and completion.

Ms. Connors suggested continuing the public hearing and asked Mr. Gallo to come to the next meeting with a timeline and written plan.

Jen Hitt of 12 Autumn Gate would like to have Mr. Gallo re-seed her property as he seeded late in the year last year and the seed did not take.

Ms. Dotson reiterated that she would like Mr. Gallo to contact Mr. Bruce Lapine on the sewer tie in issue.

Attorney Kurzon advised Mr. Gallo made the comment that he would reach out to Mr. Lapine however, she wants to be sure it will not hold Mr. Gallo responsible for Mr. Lapine's tie in.

Ms. Dotson also mentioned that hay bales and silt fence should be set up immediately.

Paul Piktelis made a motion to continue the public hearing to Monday, December 10, 2018 at 7:15p.m., seconded by Mathew Ashmankas, voted unanimously.

7:25 p.m. 358 ½ Greenwood Street Public Hearing Site Plan Review/Stormwater Permit Wat Barameyta Satharan Temple.

Mathew Ashmankas read the legal notice for a public hearing for Site Plan Approval and Post-Construction Stormwater Management permit to convert 576 sq. ft. of existing dwelling to a temple and construction of parking area consisting of 21 spaces.

Nea Sann representing the applicant advised they are looking to increase the existing land to accommodate 21 parking spaces. They are converting a residential home to a Buddest Temple. She advised there will be two Monks residing at the property.

Ms. Connors stated that the applicant's engineer will need to modify the plan based on the Town engineer's comments.

Chairman Gosselin would like the land surveyor's stamp on the plan.

Sandra Hoye of 1 Rogers St. questioned the lighting, fencing, signage and how much of the dwelling will be used as a Temple.

Ms. Sann advised that they are not looking to expand the dwelling only increase the parking spaces. She said their religion is a quiet religion consisting of mostly prayer and meditation, they have 4 celebrations a year. She stated that during the celebration days traffic arrives about 9:30 am and celebrations end around 1:30 p.m. She added that the amount of people varies and estimated about 80 people.

MILLBURY PLANNING BOARD
MINUTES
October 29, 2018

Ms. Connors advised the sewer line needs to be identified on the plan and that designs for signage be submitted with the new plan.

Mr. Ashmankas asked for clarification on how the dwelling will be used. Ms. Sann advised that they are looking for the property to be classified as a Temple however the Monks will reside there. She stated that the Building Inspector advised her it would be considered a Temple as the Monks reside on the property.

Jay Howard of 358 Greenwood St. said he is in favor of the Temple. He stated the Monks are quiet and the property is nicely maintained. However, due to the proximity of his home to 358 ½ Greenwood St., he would like to have plantings to create privacy in place of a fence and if a sign is required he would request it not be illuminated as the lights will shine into his home.

Bill Hoye of Rogers Street stated he is in favor of plantings such as arborvitaes in lieu of a fence.

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

7:30 p.m. 85 A-B Sycamore Street Definitive Plan Public Hearing (Seguin)

Mathew Ashmankas read the legal notice for a public hearing for a Definitive Subdivision Plan, moving a lot line between 85 & 87 Sycamore Street. 87 Sycamore Street has no frontage.

Zachary Gless of Existing Grade Inc. presented to the Board an ANR plan indicating a conveyance of land between 85 Sycamore St. and 87 Sycamore St. He indicated 87 Sycamore St. does not have frontage and gains access through a shared driveway with 85 Sycamore St. By moving the lot line, 85 Sycamore St. will give approximately 1,668.5 sq. ft. of land to 87 Sycamore St.

Paul Piktelis made a motion to close the public hearing, seconded by Mathew Ashmankas, voted unanimously.

Mathew Ashmankas made a motion to waive the frontage requirement for 87 Sycamore Street (Assessor's Map 62, Lot 6A), which has no frontage (waiver of 100.00 feet of frontage is granted), seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to waive the requirement of a definitive plan under Section 5.3 of the Town of Millbury's Subdivision Rules and Regulations. The submitted plan shall only meet the application requirements for an ANR plan (Section 4), seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to waive the locus map at a scale of 1" = 1,000' (Section 4.1(3)). The locus map is at a scale of 1" = 500 ". Seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to approve the Certificate of Approval of Definitive Plan 87 Sycamore Street for endorsement of Plan Not Believed Not to Require Approval relative to the property located at 87 Sycamore Street owned by John Santa Maria by deed recorded in the Worcester Registry of Deeds in Book 4649, Page 542. The Application was submitted to the Millbury Planning Board on October 4, 2018 pursuant to the Town of Millbury's Rules and Regulations Governing the Subdivision of Land. Reference is made to a variance granted by the Board of Appeals for frontage that is recorded in Book 58842, Page 92, seconded by Paul Piktelis, voted unanimously.

MILLBURY PLANNING BOARD
MINUTES
October 29, 2018

7:40 p.m. 10 Washington Street – J.E.P Contracting, Inc. – Accessory Dwelling Special Permit, Public Hearing Continued.

Patrick Perkins of J.E.P Contracting presented a revised plan that identified the sewer line, water line, erosion controls and updated grading to the right side of the driveway previously requested by the Planning Board.

Michael Georges read a statement into the public hearing certifying that he had reviewed all evidence presented at the October 22, 2018 Planning Board Meeting relative to the application of Patrick Perkins for an accessory dwelling located at 10 Washington Street. Said evidence included a recording of the October 22, 2018 meeting.

Paul Piktelis made a motion to close the public hearing, seconded by Mathew Ashmankas, voted unanimously.

Mathew Ashmankas made a motion to grant a waiver under Section 12.44 (d) a Locus Plan at a scale of 1" = 100'. Locus plan is at 1" = 150', seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to Grant the accessory dwelling special permit with conditions, safeguards and limitations on time or use subject to conditions a through l, seconded by Paul Piktelis, voted unanimously.

7:45 p.m. 150 & 152 West Main Street, J & B Custom Homes LLC, Multi – Family Special Permit/Stormwater Permit, Public Hearing Continued.

Robert Murphy of Robert G. Murphy & Associates advised the Board that the applicant is looking to obtain waivers. The first waiver is to allow the applicant to provide elevation drawing, four sides of the building, standard drawings of 1" = 40'. The drawings would indicate the materials used on the building will be cement based hardy board with azek trim and the side door facing Beach Street will be designed to look like a front entrance.

Ms. Connors asked the Board how they feel about the applicants request to use bituminous vs concrete curbing.

Mr. Murphy advised they are looking to install a Cape Cod berm.

Chairman Gosselin would like them to use a Mass Highway spec bituminous berm.

Brennan Salo advised the existing conditions of the surrounding area is all Cape Cod berms.

Ms. Connors asked the Board member for their opinion of the request by the applicant to use asphalt bituminous sidewalks along West Main St. The Board prefer concrete sidewalks.

Ms. Connors advised the applicant would like to install bituminous pavement on the interior walkways of the property. The Board is not in favor.

Mr. Murphy advised the Board that the sidewalks from the Town Hall, around the rotary and to the applicant's property is all bituminous pavement.

Chairman Gosselin asked if all issues have been addressed by Stantec. Ms. Connors advised that there are still many storm water issues to be addressed.

Mr. Murphy advised that they are installing a state of the art storm water management system.

MILLBURY PLANNING BOARD

MINUTES

October 29, 2018

Ms. Dotson asked if the units were to be divided and sold separately in the future, would each unit have its own designated parking spaces and if the existing house at 2 Beach St. has sufficient parking. Mr. Murphy advised should each unit be sold separately they will all have four designated parking spaces and 2 Beach St. obtained an easement from the neighboring church for additional parking.

Ms. Connors asked that the applicant and the Church representatives construct a new easement indicating a permanent easement between the Church and 2 Beach St. as the existing easement only indicates a construction easement.

Paul Piktelis made a motion to continue the public hearing to Monday, November 26, 2018 at 7:20 p.m., seconded by Mathew Ashmankas, voted unanimously.

7:50 p.m. 442 Greenwood Street, Solect Solar, Request for Minor Modification – Site Plan Review/Stormwater Permit.

Steve Gregory representing Solect Solar addressed the board members on the issue of the fence installed around the solar array. He advised the original fencing that was approved to be installed was a micro mesh chain link fence and through an honest mistake a standard chain link fence was installed. He stated they are requesting a waiver from the original fencing approved. He added it would cost roughly \$40,000.00 to replace the entire fence.

Ms. Connors asked for an update on the project.

Mr. Gregory stated the last issue is obtaining a full subscription of residential off taker.

Mr. Georges asked if he feels the site is adequately protected with the current fencing in place. Mr. Gregory stated he does, adding they have other projects with standard chain link fence and have not had any issues.

Ms. Dotson made a motion to approve the waiver from a micro mesh chain link fence, seconded by Paul Piktelis, voted unanimously.

Minutes

Mathew Ashmankas made a motion to accept the minutes of October 22, 2018, seconded by Paul Piktelis, voted unanimously.

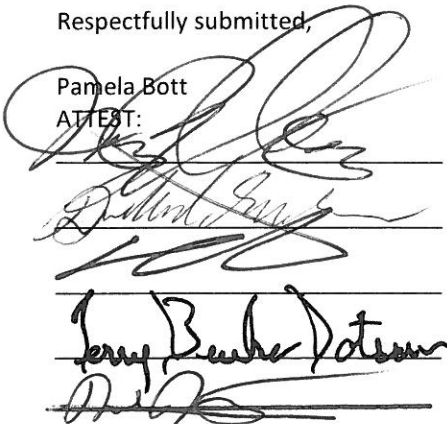
Adjournment

Mathew Ashmankas made a motion to adjourn, seconded by Paul Piktelis, voted unanimously. Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:



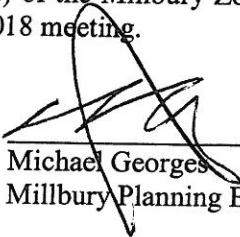
“Exhibit C”

I, Michael Georges, Member of the Planning Board, certify that I have examined all evidence received at the October 22, 2018 session of the public hearing relative to the application of Discover Marble & Granite, property located at One Latti Farm Road, Millbury, MA, for Site Plan Approval under Article 1, Section 12.4 of the Millbury Zoning Bylaws and Stormwater Management Permit under Title 13, Chapter 13.15 of the Millbury Municipal Code. Said evidence includes a video recording of the October 22, 2018 meeting.

Michael Georges
Millbury Planning Board

“Exhibit C”

I, Michael Georges, Member of the Planning Board, certify that I have examined all evidence received at the October 22, 2018 session of the public hearing relative to the application of Patrick Perkins, property located at 10 Washington Street, Millbury, MA, for an Accessory Dwelling Special Permit under Section 14.11(e) of the Millbury Zoning Bylaws. Said evidence includes a video recording of the October 22, 2018 meeting.



Michael Georges
Millbury Planning Board



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

October 29, 2018

- 7:10 p.m. Public Hearing Con't – Site Plan Review/Stormwater Permit
1 Latti Farm Road
Discover Marble & Granite
- 7:15 p.m. 11 Benton Road Definitive Plan Public Hearing (Seguin)
- 7:20 p.m. Autumn Gate Estates Public Hearing
Major Modification to Definitive Plan Decision
- 7:25 p.m. 358 ½ Greenwood Street Public Hearing
Site Plan Review/Stormwater Permit
Wat Barameyta Satharan Temple
- 7:30 p.m. 85 A-B Sycamore Street Definitive Plan Public Hearing (Seguin)
- 7:40 p.m. Public Hearing Con't – Accessory Dwelling Special Permit
10 Washington Street
J.E.P Contracting, Inc.
- 7:45 p.m. Public Hearing Con't – Multi-family Special Permit/Stormwater Permit
150 & 152 West Main Street
J & B Custom Homes LLC
- 7:50 p.m. Request for Minor Modification – Site Plan Review/Stormwater Permit
442 Greenwood Street
Solect Solar

New Business:

Other Business:

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

RECEIVED
TOWN CLERK
2018 OCT 25 AM 8:54
MILLBURY, MASS.



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

*MILLBURY PLANNING BOARD
PUBLIC HEARING NOTICE*

In accordance with the provisions of Chapter 41 of the Massachusetts General Laws, Section 81-T, the Millbury Planning Board will hold a public hearing on Monday, October 29, 2018, at 7:20 p.m. at the Millbury Public Library, 128 Elm Street, Millbury, MA, on the application of Fox Gate, LLC for modification of the Definitive Plan Decision for Autumn Gate Estates Phase I, property located off of Grafton Street including Autumn Gate Circle, Millbury, MA, so as to extend the construction deadline for a period of two years.

Application is available for inspection in the Planning Department, Municipal Office Building during regular business hours.

Anyone wishing to be heard on this application should appear at the time and place designated above.

Richard Gosselin
Chairman

Please publish in the Millbury Sutton Chronicle on October 4, 2018 and October 11, 2018



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

PUBLIC HEARING NOTICE ***Millbury Planning Board***

In accordance with the provisions of Chapter 40A of the Massachusetts General Laws, the Millbury Planning Board will hold a public hearing on Monday, October 29, 2018, at 7:25 p.m., at the Millbury Public Library, 128 Elm Street, Millbury, MA, on the application of Nea Sann, property located at 358 ½ Greenwood Street, Millbury, MA, for Site Plan Approval under Article 1, Section 12.4 of the Millbury Zoning Bylaw, and for a Post-Construction Stormwater Management Permit under Chapter 13.15 of the Millbury Municipal Code, to convert 576 sq. ft. of existing dwelling to a temple and construction of parking area consisting of 21 spaces.

Application is available to view in the Planning Office. Anyone wishing to be heard on this application should appear at the time and place designated above.

Richard Gosselin
Chairman

Published in the Millbury Sutton Chronicle on October 11, 2018 and October 19, 2018



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

PUBLIC HEARING NOTICE

In accordance with Chapter 41 of the Millbury General Laws, section 81-T, the Millbury Planning Board will hold a public hearing on Monday, October 29, 2018 at 7:15 p.m. in the Millbury Public Library, 128 Elm Street, Millbury, MA on the application of David W. Perkins, property located at 11 Benton Street, Millbury, MA, Assessor's Map 15, Lot 75, for a Definitive Subdivision Plan, creating one additional lot. The new lot will have less than the minimum required frontage.

The plan is available for inspection in the Planning Board office. Anyone wishing to be heard on this application should appear at the time and place designated above.

*Richard Gosselin
Chairman*



***MILLBURY PLANNING BOARD
PUBLIC HEARING NOTICE***

In accordance with Chapter 41 of the Millbury General Laws, section 81-T, the Millbury Planning Board will hold a public hearing on Monday, October 29, 2018 at 7:35 p.m. in the Millbury Public Library, 128 Elm Street, Millbury, MA on the application of Loguz Incorporated, property located at 85 A-B Sycamore St, Millbury, MA, Assessor's Map 62, Lots 6 & 6A, for a Definitive Subdivision Plan, moving a lot line between 85 Sycamore Street and 87 Sycamore Street. 87 Sycamore Street has no frontage.

The plan is available for inspection in the Planning Board office. Anyone wishing to be heard on this application should appear at the time and place designated above.

*Richard Gosselin
Chairman*

SIGN-IN SHEET

Public Hearing 150-152 West main st - multi family special permit
 Date/Time 10-29-18 @ 7:45 pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Jim Morrison	115704 RD		
2	Robert Murphy	214 Worc. St Grafton	✓	X
3	Brennan Sabo	21 ELIZABETH DR.	✓	
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

SIGN-IN SHEET

Public Hearing 1 Leahy Farm Rd - Discover marble & Granite
 Date/Time 10-29-2018 @ 7:10 p.m

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	John Federico		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Michael McGovern	234	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Ron Bourdeau	32 Autumn Gates	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4			<input type="checkbox"/>	<input type="checkbox"/>
5			<input type="checkbox"/>	<input type="checkbox"/>
6			<input type="checkbox"/>	<input type="checkbox"/>
7			<input type="checkbox"/>	<input type="checkbox"/>
8			<input type="checkbox"/>	<input type="checkbox"/>
9			<input type="checkbox"/>	<input type="checkbox"/>
10			<input type="checkbox"/>	<input type="checkbox"/>
11			<input type="checkbox"/>	<input type="checkbox"/>
12			<input type="checkbox"/>	<input type="checkbox"/>
13			<input type="checkbox"/>	<input type="checkbox"/>
14			<input type="checkbox"/>	<input type="checkbox"/>
15			<input type="checkbox"/>	<input type="checkbox"/>
16			<input type="checkbox"/>	<input type="checkbox"/>
17			<input type="checkbox"/>	<input type="checkbox"/>
18			<input type="checkbox"/>	<input type="checkbox"/>
19			<input type="checkbox"/>	<input type="checkbox"/>
20			<input type="checkbox"/>	<input type="checkbox"/>

SIGN-IN SHEET

Public Hearing 11 Beaton St - Definitive Plan
 Date/Time 10-29-18 @ 7:15 pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	DAVID PERKINS			
2	DAVID PERKINS	MILLBURY Beaton Street, Wray, MA	<input checked="" type="checkbox"/>	
3	Christopher Bell	5 Mason Rd Millbury, MA		
4	Rob & Mary	214 Wens ST Grafton,		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

SIGN-IN SHEET

Public Hearing Autumn Gate Estates - Major Modification
 Date/Time 10-29-18 @ 7:20 p.m.

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Lindsay Sherman	11 Autumn Gate Circle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Robert Magrano	4 Autumn Gate Circle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	John [unclear]	27 Autumn Gate Circle	<input type="checkbox"/>	<input type="checkbox"/>
4	Jesselyn Thomas	18 Autumn Gate Circle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	George Thomas	18 Autumn Gate Circle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Gary Gray	20 Autumn Gate Cir	<input type="checkbox"/>	<input type="checkbox"/>
7	Rebecca Silva-Gray	20 Autumn Gate Cir	<input type="checkbox"/>	<input type="checkbox"/>
8	LISA Benness	28 Crayden St	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	William Bonner Sr	28 Crayden St	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10			<input type="checkbox"/>	<input type="checkbox"/>
11			<input type="checkbox"/>	<input type="checkbox"/>
12			<input type="checkbox"/>	<input type="checkbox"/>
13			<input type="checkbox"/>	<input type="checkbox"/>
14			<input type="checkbox"/>	<input type="checkbox"/>
15			<input type="checkbox"/>	<input type="checkbox"/>
16			<input type="checkbox"/>	<input type="checkbox"/>
17			<input type="checkbox"/>	<input type="checkbox"/>
18			<input type="checkbox"/>	<input type="checkbox"/>
19			<input type="checkbox"/>	<input type="checkbox"/>
20			<input type="checkbox"/>	<input type="checkbox"/>

SIGN-IN SHEET

Public Hearing 10 Washington St - Accessory Dwelling
 Date/Time 10-29-18 @ 7:40 pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Patrick Perkins	1- Old Common	✓	
2	Carol & Mark Willis	28 Somerset Ln Holden		✓
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

SIGN-IN SHEET

Public Hearing 85 A-B Sycamore st - Detriture Plan
Date/Time 10-29-18 @ 7:30pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

SIGN-IN SHEET

Public Hearing 358 1/2 Greenwood St - Wat Baramytha Satharam Temple

Date/Time 10-29-18 @ 7:25 pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Bill & Sandra Hays	1 Rogers St	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Nea Sann	358 1/2 Greenwood St	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Jay Howard & Connie Perry	358 Greenwood St	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Jang K. Sann	" 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Sapleap Chhamb	" "	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6			<input type="checkbox"/>	<input type="checkbox"/>
7			<input type="checkbox"/>	<input type="checkbox"/>
8			<input type="checkbox"/>	<input type="checkbox"/>
9			<input type="checkbox"/>	<input type="checkbox"/>
10			<input type="checkbox"/>	<input type="checkbox"/>
11			<input type="checkbox"/>	<input type="checkbox"/>
12			<input type="checkbox"/>	<input type="checkbox"/>
13			<input type="checkbox"/>	<input type="checkbox"/>
14			<input type="checkbox"/>	<input type="checkbox"/>
15			<input type="checkbox"/>	<input type="checkbox"/>
16			<input type="checkbox"/>	<input type="checkbox"/>
17			<input type="checkbox"/>	<input type="checkbox"/>
18			<input type="checkbox"/>	<input type="checkbox"/>
19			<input type="checkbox"/>	<input type="checkbox"/>
20			<input type="checkbox"/>	<input type="checkbox"/>