

MILLBURY PLANNING BOARD  
MINUTES  
November 26, 2018

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2019 JAN 15 AM 9:36  
MILLBURY, MASS.

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 26, 2018 at 7:10 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

**7:10 p.m. Jessica J. Drive Extension Reduction of Performance Guarantee (Phase II)**

Bob Vigneau representing TPR Homes requested a reduction of funds held as surety for the completion of the subdivision in the amount of \$105,324.00.

Ms. Connors advised that the Engineer suggested \$395,795.00 to be held for completion of phase I and phase II.

Mr. Vigneau advised due to the recent weather conditions they have encountered constrains with finishing the swales. He stated they have installed the street trees and finished the sidewalks and plan to have drainage swales completed in the spring.

Paul Piktelis made a motion to reduce the amount of funds held as surety for the completion of the subdivision plan entitled " Jessica J Drive Extension" Definitive Residential Subdivision Millbury, Massachusetts: dated October 1, 2015, as amended through February 5, 2016; Applicant/Owner: Baggy M Realty Trust; Engineer: Andrews Survey & Engineering Inc; Recorded with the Worcester Registry of Deeds, Book 918 Page 95 and by Performance Bond secured by Deposit, dated September 25, 2017, recorded in Book 57835, Page 84, reduction in the amount of \$105,324.00 such that \$395,795 will be held for completion, seconded by Mathew Ashmankas, voted unanimously.

**7:15p.m. 358 ½ Greenwood Street Public Hearing Con't - Site Plan Review/Stormwater Permit  
Wat Barameyta Satharan Temple**

Mathew Ashmankas read into the public hearing a letter from Nea Sann asking to postpone the public hearing to a future date.

Ms. Connors advised she is still waiting for confirmation from Ms. Sann for a preferred continuation date.

Paul Piktelis made a motion to continue the public hearing to December 10, 2018 at 7:20 p.m., seconded by Mathew Ashmankas, voted unanimously.

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**7:20 p.m. Public Hearing Con't – Multi-family Special Permit/Stormwater Permit  
150 & 152 West Main Street, J & B Custom Homes LLC**

Robert Murphy representing the applicant advised the Board members that most of the items have been addressed. He is hopeful that the overflow pipe running into the street will be approved by the DPW, and added they have satisfied stormwater management systems with infiltration through underwater chambers, they are not draining anything into the wetland areas and have reduced the drainage into the right of way as a result of their stormwater designs.

Ms. Connors asked Keith Caruso of the DPW if it's possible to tie into the public catch basin or suggested that they could possibly increase the underground chambers.

Chairman Gosselin wondered if there is a way to place smaller pipes under the sidewalk to help with water flow.

Keith Caruso said he will be meeting with Mr. Salo and will research the ability to tie into the catch basins.

Mr. Murphy added that the walkways will be concrete and the lighting will be adjusted with LED baffles.

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

Mathew Ashmankas made a motion to waive under Section 12.45(n) to allow a portion of a parking space to be located within the front yard setback off of Beach Street, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to waive under Section 12.45 (o) to permit vertical granite curb to be installed along the driveway radii and bituminous concrete berm to be installed around the perimeter of the parking area, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to waive under Section 12.44 (c) the requirement to submit an isometric line drawing, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to waive under Section 12.44 (d) the requirement to submit a locus plan at a scale of 1" = 100'. The locus plan is at a scale of 1" = 1000', seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to waive under Section 12.44 (f) the requirement to submit a Development Impact Statement, seconded by Paul Piktelis, voted unanimously.

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Mathew Ashmankas made a motion to grant under Section 12.45 (v) (4) to allow bituminous concrete sidewalk adjacent to West Main Street, seconded by Paul Piktelis, all opposed. Walkways shall consist of cement concrete in conformance with this requirement.

Mathew Ashmankas made a motion to Grant the Multi-family Special Permit and Stormwater Management Permit subject to conditions a through r of the Notice of Decision, seconded by Paul Piktelis, voted unanimously.

**Board took a recess at 7:45 pm**

**7:25p.m. Casa Verde Village Reduction of Performance Guarantee**

Ms. Connors read an email from Taniel Bedrosian updating on the status of the Casa Verde development. She advised that Mr. Bedrosian is hoping to submit completion of Phase I through IV at the Town meeting in the spring. He has completed phase I – IV but is asking for a reduction in all 5 phases. She advised the installation of top course, street trees and street lights, structures raised, completion of the sediment forebay and other stormwater improvements, and submission of record drawings for phase I – IV have been completed since the latest reduction.

Ms. Connors advised the Town engineer has recommended a reduction or release in the amount of \$240,575.00 such that \$413,568.00 will be held for completion of the development.

Paul Piktelis made a motion to reduce the amount of funds held as surety for the completion of the development; plan entitled "Definitive Open Space Subdivision Casa Verde Villages Millbury, Massachusetts Applicant: HAYR LLC & SENEK LLC, 12 Dudley Road, Mendon, Massachusetts". Dated May 12, 2014, last revised August 27, 2014, in the amount of \$240,575.00 such that \$413,568.00 will still be held for completion, seconded by Mathew Ashmankas, voted unanimously.

**7:30p.m. Public Hearing, Special Permit for Accessory Dwelling, 4 Woodridge Road.**

Mathew Ashmankas read the public hearing notice on the application of Derek and Rosie Scano to construct a 785 sq. accessory dwelling and a third garage bay attached to an existing home.

Charles Michaud representing the applicant informed the board members of the proposed addition at 4 Woodridge Road. He stated that the applicant proposes to construct a 785 sq. ft. accessory dwelling with a 3<sup>rd</sup> garage bay attached to the existing home for their elderly parents to reside.

Mr. Michaud presented the board with a revised plan showing the new proposed driveway, limits of disturbance and noted on the plan the Cul-Tec chamber that will pick up any run off in a 100 year storm, and added that the project meets all side and rear requirements.

Mr. Michaud advised they are requesting a waiver from the Locus plan of 1"=100' to 1" = 500' and a waiver to submit photographs instead of and isometric line projection.

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Ms. Dotson questioned if the accessory dwelling will be above the entire 3 bay garage. Mr. Michaud confirmed it would.

Chairman Gosselin advised he would like to see 3 monuments and iron pins shown on the plan and would request the corners be marked on the as built plan.

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

### **Other Business**

Mathew Ashmankas made a motion to endorse the plan entitled "Plan of Land located at 11 Benton Street, Assessor's Parcel #15-75 Millbury, MA", prepared by Continental Land Survey, LLC, 105 Beaver Street, Franklin, MA, dated September 8, 2018, last revised September 12, 2018, seconded by Paul Piktelis, 4 in favor, 1 opposed.

Mathew Ashmankas made motion to endorse the plan entitled "Definitive Subdivision Plan for 85 & 87 Sycamore Street Millbury, MA. 01527", prepared by Existing Grade Inc. Surveyors & Civil Engineers, 62 Riedell Road, Douglas, Ma, dated October 3, 2018, seconded by Paul Piktelis, voted unanimously.

Paul Piktelis made a motion to cancel the Planning Board Meeting Scheduled on December 24, 2018, seconded by Mathew Ashmankas, voted unanimously.

Ms. Dotson brought up the topic of Clearview Country Club and the Town vote on December 6<sup>th</sup>. She advised a special town meeting was held on November 20, 2018 to vote on the possibility of the Town purchasing the land as a 1<sup>st</sup> right of refusal. The topic was voted down. Terry advised there is a Town election on December 6<sup>th</sup>, if the town election vote passes she stated it could trigger another town meeting. She would like to get a legal opinion from Town counsel to see if the Town can use the land in a way they deem fit should the vote pass at the December 6, 2018 election.

Ms. Dotson made a motion to have the Town Counsel review the possibility for Town uses for the property known as Clearview Country Club should the Town vote to purchase the property, seconded by Paul Piktelis, voted unanimously.

Ms. Dotson discussed the Town's Four Corners revitalization project and thought it might be a good idea to run underground utilities to eliminate overhead wires and utility poles through the town center.

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Mr. Piktelis stated it would be a costly project and a big expense for property owners to tie into the underground services.

Ms. Connors advised the project is in the design stages. The grant is for \$250,000 for the use of ADA ramps, sidewalks and commons. The project needs to be completed by June 30, 2019 and it would not allow enough time to complete or finance underground utilities.

Chairman Gosselin suggested that perhaps pipes could be laid underground while the road is under construction for the possibility of future underground utilities.

Ms. Connors advised that she will meet with the engineer and discuss the possibility of running underground pipes.

Mr. Georges is not in favor of forcing business to tie into underground utilities at their expense. He doesn't believe it would be a good business practice for the Town.

Paul Piktelis asked Ms. Connors if the building inspector has had the opportunity to inspect and or address the zoning issue relating to the lots owned by Mr. Bordeau located on Autumn Gate Circle. Ms. Connors advised she has received a letter from the building inspector relating to the issue.

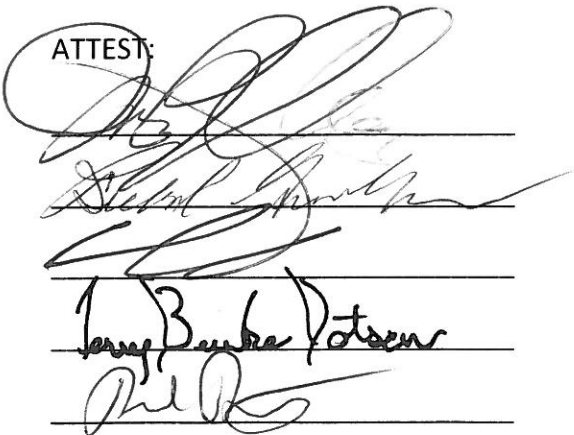
**Adjournment**

Mathew Ashmankas made a motion to adjourn, seconded by Paul Piktelis, voted unanimously. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:



The image shows five handwritten signatures on a set of five horizontal lines. The signatures are written in dark ink and are somewhat stylized. The first signature is the largest and most prominent, followed by four smaller signatures below it.

**Laurie Connors**

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**From:** Nea Sann <nsann03@yahoo.com>  
**Sent:** Wednesday, November 21, 2018 3:55 PM  
**To:** Laurie Connors  
**Subject:** Postpone public hearing

Hi Laurie,

I would like to postpone the public hearing for November 26. I have not been able to get a hold of my engineer, how long can I postpone this public hearing?

Have a great Thanksgiving!! Nea  
Sent from Yahoo Mail on Android

## Laurie Connors

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**From:** Taniel Bedrosian <tbedros@gmail.com>  
**Sent:** Monday, November 26, 2018 1:45 PM  
**To:** Laurie Connors  
**Subject:** Re: Release

Hi,

We expect to start installing the granite curbing for phase 5 this week followed by the sidewalks and street lights.

WE have planted all of the street trees except for the remaining 4 lots .

We will finish the paving and the as-built plans in the spring.

Thanks

On Mon, Nov 26, 2018 at 11:18 AM Laurie Connors <[LConnors@townofmillbury.net](mailto:LConnors@townofmillbury.net)> wrote:

Can you give me a quick email update of your plans for Phase V?

Laurie Connors, Director

Department of Planning & Development

Municipal Office Building

127 Elm Street

Millbury, MA 01527

P – (508) 865-4754

C – (774) 708-0043

F – (508) 865-0857

**From:** Taniel Bedrosian [mailto:[tbedros@gmail.com](mailto:tbedros@gmail.com)]  
**Sent:** Monday, November 26, 2018 11:10 AM  
**To:** Laurie Connors <[LConnors@townofmillbury.net](mailto:LConnors@townofmillbury.net)>  
**Subject:** Re: Release

I can attend if you think its necessary? Otherwise I would rather stay home.



# 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

November 26, 2018

- 7:10 p.m. Jessica J. Drive Extension Reduction of Performance Guarantee (Phase II)  
TPR Homes
- 7:15 p.m. Public Hearing Con't - Site Plan Review/Stormwater Permit  
358 ½ Greenwood Street  
Wat Barameyta Satharan Temple
- 7:20 p.m. Public Hearing Con't – Multi-family Special Permit/Stormwater Permit  
150 & 152 West Main Street  
J & B Custom Homes LLC
- 7:25 p.m. Casa Verde Village Reduction of Performance Guarantee  
HAYR LLC/SENEK LLC
- 7:30 p.m. Public Hearing, Special Permit for Accessory Dwelling  
4 Woodridge Road  
Derek & Rosie Scano
- 7:35 p.m. 442 Greenwood Street Solar Farm  
Performance Guarantee (Decommissioning Bond)  
Solect Energy

New Business:

Other Business:

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

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2018 NOV 19 AM 11:16  
MILLBURY, MASS.





# TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-0438 • FAX. 508 / 865-0857

## MILLBURY PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 40A of the Massachusetts General Laws, the Millbury Planning Board will hold a public hearing on Monday, November 26, 2018 at 7:30 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA, on the application of Derek and Rosie Scano, property located at 4 Woodridge Road, Millbury, MA for an Accessory Dwelling Special Permit under Article 1, Section 14.11(e) of the Millbury Zoning Bylaws. Applicant proposes to build a 785 sq. ft. accessory dwelling and third garage bay attached to an existing home.

Application is available for review in the Planning Department during normal business hours. Anyone wishing to be heard on this matter should appear at the time and place specified above.

Richard Gosselin  
Chairman

Please publish in the Millbury Sutton Chronicle on November 8, 2018 and November 15, 2018

RECEIVED  
TOWN CLERK  
2018 NOV -5 AM 11:18  
MILLBURY, MASS.

SIGN-IN SHEET

Public Hearing 4 Woodbridge Rd

Date/Time 11-26-18 @ 7:30 pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Bob Murphy	950-152 West Main	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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SIGN-IN SHEET

Public Hearing 150-152 West Main St

Date/Time 11-26-2018 @ 7:30 pm

I WISH TO SPEAK

NAME	ADDRESS	YES	NO
1 Bob Murphy	150 + 152 West Main	<input checked="" type="checkbox"/>	
2 Brennan, Salo	150 + 152 West Main St.	<input checked="" type="checkbox"/>	
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