

MINUTES  
MILLBURY PLANNING BOARD  
AUGUST 10, 2015

---

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, August 10, 2015 at 7:15 p.m., in the Millbury Public Library, 128 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Edd Cote, Richard Gosselin, Paul Piktelis, Michael Georges

**7:15 p.m. Autumn Gate Estates Major Modification Public Hearing, Lot Release & Performance Guarantee**

Edd Cote read the public hearing notice.

Attorney Mark Donahue was present on behalf of the developer.

Chairman Gosselin stated that the developer has already been granted four additional years by the state legislature. He would agree to a one year extension as has been granted other developers. Attorney Donahue advised that it is unrealistic to think that the subdivision will be completed within the next year

Mr. Cote asked the Board to consider that one house was two weeks from closing when a fire took it down to the ground. This caused a delay.

Jenn Hill, 12 Autumn Gate Circle advised that there are several residents here at the meeting, and that there is still a lot of work to be completed. She asked what portion of the project would be postponed. Are certain things going to be held up because of this? Ms. Connors stated that the work will not be postponed, the request is to extend the time to complete the construction.

Lindsay Shaimojan, 11 Autumn Gate Circle asked who was going to be responsible for snow removal this winter? Mr. Gosselin advised that the developer would still be responsible. Will sidewalk construction begin? Mr. Gallo stated that he will wait until more homes are completed on the sidewalk side of the road so that they are not damaged. Ms. Shaimojan asked if the road would be re-paved? Mr. Gosselin advised that the roadway would be paved over the binder coat. She also asked for a sign to be installed to "watch for children" in the area where the homes are. She asked when the streetlights would be installed. Mr. Gallo advised that there are 15 streetlights on the plan.

Motion to close the public hearing by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

Motion by Edd Cote, to extend the time to complete construction by 12 months, to 8/31/2016, for Definitive plan dated March 28, 2005, and subsequently modified, entitled "Autumn Gate

MINUTES  
MILLBURY PLANNING BOARD  
AUGUST 10, 2015

---

Estates Definitive Subdivision Plan of land in Millbury, Massachusetts", seconded by Michael Georges, motion carried unanimously.

**7:30 p.m. Millbury Savings Bank Major Modification Public Hearing**

Clerk Edd Cote read the public hearing notice.

Robert Morton, President and CEO and Al Trakimas, Sitec Engineering were present on behalf of the Millbury Savings Bank. The applicant received a Site Plan Review Special Permit from the Planning Board for renovations and site work, originally granted by the Planning Board on November 6, 2003. Applicant now wishes to demolish the building on site located at 109 Elm Street.

The Board and applicant discussed site modifications, to include concrete curbing, revisions to the planter, the landscape strip to be widened to 6 feet wide and additional lighting. The tree to the rear of the house is proposed to be eliminated and a lilac bush to be transplanted in its place. A linden tree will be added to the landscape plan. A drill hole along Main Street will have to be added to the plan.

Motion by Edd Cote, seconded by Paul Piktelis, to continue the public hearing to September 14, 2015 at 7:15 p.m., motion carried unanimously.

**7:45 p.m. Brierly Pond Village II Major Modification Public Hearing**

Robert McNeil, DPW Director was present and asked the Board for an updated construction estimate, if the Board is going to accept a cash payment instead of the work being completed at the intersection of Beach Street and Elmwood Street.

Mr. Gosselin stated that the completion of the intersection as designed is not likely to happen. Any funds available could be used for future improvements. Mr. McNeil stated that if the Board is considering releasing the developer from this condition, then it should ask for the amount of money in current dollars for the improvement.

Mr. Cote stated that the developer is not trying to walk away from this, he should not be penalized, this is a 2013 estimate from Tighe & Bond.

Mr. Gosselin opened the meeting to the public.

Terry Burke Dotson, 35 Beach Street asked that any money that was received be kept specifically for Beach Street repairs.

MINUTES  
MILLBURY PLANNING BOARD  
AUGUST 10, 2015

---

Ms. Connors has prepared a draft decision, with proposed conditions of approval, and if the Board accepts these conditions, this can be included in a letter that can be sent to the Board of Selectmen, advising who it was received from, and for what purpose. It then becomes a gift account. The simplest way is to have the money given directly to the DPW.

Mr. McNeil asked that the money go to the DPW unrestricted, there have been considerable improvements on Beach Street, that end of the street is in good shape. There is nothing on the docket for repairs to Beach Street any time soon. If the money was restricted it is likely to sit there for a long time and not be used. Improvements are being made to Elmwood Street right now, and this money could be useful there. The Board has already decided not to make the safety improvements at that intersection.

Ms. Dotson countered, and asked for other improvements such as sidewalks, this is money for Beach Street, not for the DPW or other parts of town. She can get the neighborhood together and they can suggest improvements.

Mr. Gosselin suggested drainage be reviewed, street signs to get people to slow down, these were a couple of comments from the abutters to the intersection. Either use the money for this area or give it back.

Motion to close the public hearing by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

Motion by Edd Cote to grant a modification to the original decision dated December 20, 2004, and as subsequently modified, for the plan entitled "Brierly Pond Village II, an Adult Living Community in the Town of Millbury, Massachusetts", for the express purpose of making improvements to Beach Street, seconded by Paul Piktelis, motion carried unanimously.

**8:20 p.m. Casa Verde Village – Lot Release and Performance Guarantee**

Taniel Bedrosian was present to represent Casa Verde Village. Road was paved today, tomorrow structures will be raised, drainage will continue to be worked on, slopes have been stabilized. He submitted a landscaping materials list change to be used in lieu of what was approved. This product would be sprayed on over 6 inches of loam. It will settle very quickly. Final paving, streetlights, granite curbing and sidewalks will be the only remaining items going into the winter.

Mr. Piktelis stated that he was at the site yesterday and that it looks good. He asked if certain areas don't take will it be re-sprayed. Mr. Bedrosian said yes, this is a service the company offers.

MINUTES  
MILLBURY PLANNING BOARD  
AUGUST 10, 2015

---

Motion by Edd Cote, seconded by Paul Piktelis, to grant a minor modification to the original plan - in lieu of the junipers approved on the definitive plan, the Board agrees to allow the developer to use a geomatrix bonded fiber material, motion carried unanimously.

Motion by Edd Cote to accept the tripartite agreement and to release the covenant on Lots 1, 2, 3, 4, 61 and 62 Skyview Drive and Lots 36 through 41 and Lots 53 through 60 on Nightview Place as depicted on plan entitled "Definitive Open Space Subdivision Casa Verde Villages Millbury, Massachusetts" seconded by Paul Piktelis, motion carried unanimously.

FST adjusted the cost estimate to remove sewer services, gravel was installed to their satisfaction, and today the binder course was installed to their satisfaction. Motion by Edd Cote, seconded by Paul Piktelis, to release the sum of \$246,671 and to retain the sum of \$503,329, motion carried unanimously.

Chairman declared a five minute recess.

**8:15 p.m. Riverlin Street Solar Project Public Hearing, continued**

Wesley Flis was present on behalf of Clean Energy Collective.

This is an 11 acre parcel, the array is on the westerly portion of the project. Panels take up about 20% of the property. Waivers have been requested for the distance from the fence. An 18 foot wide driveway to the top of the hill and within the project is proposed. Each row of panels will have its own inverter. If one row is shut down, it doesn't shut down the entire project. Noise issues will be improved.

There is a National Grid easement which is undefined and not used, but an access will be retained and this plan actually gives them a free and better access designed on the plan.

Mr. Gosselin has an issue with the 15% grading of the slope.

There will be some tree removal and miscue grass and meadow field will be in place. No underground drainage or piping is proposed.

Mr. Gosselin asked if all the trees by the power lines are being cut down, he was told yes. He asked if wetlands would be crossed. Mr. Shanahan replied that there were no wetlands on this property. Mr. Gosselin suggested that an easement be created to benefit National Grid. Mr. Shanahan stated that Clean Energy is only leasing the property. He does not know if the owner will agree to this.

Mr. Shanahan advised that National Grid has to get from Riverlin St. to the transmission lines, this is a suggested easement in the chain of title, and they have accepted it. There is no chance

MINUTES  
MILLBURY PLANNING BOARD  
AUGUST 10, 2015

---

of them using any other part of the parcel for access. They have a right of access, not a blanket easement.

Mr. Cote read letter from Carol Childress, National Grid, and follow up letter dated 8/4/15 advising that Mr. Flis will be submitting a plan reserving their right of way.

Mr. Cote read comment letter from Fire Chief Richard Hamilton and letter from Building Inspector Robert Frederico dated regarding setback requirements, retaining walls, and requirement for stamped construction control documents.

Mr. Cote read an additional letter dated from Mr. Frederico again addressing setback requirements.

Chief Hamilton advised that the law changed in January requiring a 20 foot wide roadway.

An updated waiver request list was submitted today, which includes the three boundary waivers identified by the Building Inspector. Mr. Gosselin has an issue with the proximity to the abutting houses.

Ms. Connors advised that one of the waiver requests is for above ground wires to the project. Mr. Gosselin stated that if it is close to the turnpike above ground is ok, but if it is close the abutters, then underground would be required. Mr. Shante advised that winter weather makes repairs difficult.

Mr. Flis submitted a revised plan that incorporates Fay, Spoffard, Thorndike comments. He asked the Board if they would require any other additional plan revisions from a design standpoint.

Chairman Gosselin opened the meeting to the public.

Mary Mamishian, 283 Riverlin Street, raised concerns with any blasting that may affect their well. Mr. Flis advised that their 10 foot did not indicate ledge, there are boulders. She also asked about drainage and how it would affect the properties there, will they get water on their property? Mr. Flis stated that there is not a lot of water coming off the hill, there will be storm drains in place. Mr. Gosselin stated that they are not allowed to increase any runoff, and that the town's consultant engineer has reviewed the plan. Mr. Shanahan stated that they do not remove any impervious soils. Ms. Mamishian was also concerned with the above ground wires, where would they be located.

Roger Richard 279 Riverlin Street – there is a good incline where he is located, and he was concerned with noise. Mr. Shanahan stated that you would not hear the invertors from the

MINUTES  
MILLBURY PLANNING BOARD  
AUGUST 10, 2015

---

fence. He asked where any structures would be located, how close this would be to his property line. He asked how far the fence would be and was told it would be 58 feet. He was concerned about tree removal,

Laura Smith, 40 Lordvale Boulevard, Grafton, was concerned with noise they already have an issue with background noise from the turnpike, particularly with tree removal. Mr. Shanahan stated there will be no sound generated. There will be some construction noise for 8 to 10 weeks, to construct the driveway and taking down the trees. She advised that there is a pond and waterfall in the front of the development that have living creatures in the pond, is there any concern about this? She asked if the electrical lines are like the ones you see in neighborhoods, and was told yes, and that they would not be very visible.

Terry Burke Dotson, 20 Salo Terrace, asked about sound barriers, and asked if the project would ever be expanded. She was told no.

Motion to continue the public hearing to September 14, 2015 at 7:45 p.m. in the Municipal Office Building, seconded by Paul Piktelis, motion carried unanimously.

**9:45 p.m. 50 Howe Avenue Site Plan Review Public Hearing**

Peter Delorey project manager for AAA Turnpike Warehouse. Asking for a change in use to self-storage warehousing. Waivers have been requested. The metes and bounds requirement are asked to be waived. Also asking for a landscaping waiver. He advised that the tractor trailer from the former tenant Atlas Box will be gone. Very little traffic will be generated from this project. Lighting and camera security is present.

Edd Cote read two letters from Fire Chief Richard Hamilton identifying his concerns. Chief Hamilton stated that he has serious concerns with this building, it is a death trap and he is asking that nothing be allowed in this building until his concerns are addressed. Mr. Delorey won't ask for a building permit until the property is cleaned up.

Ms. Connors has a list of 12 comments. It is very confusing for people when they arrive at the property to know where the tenants are located, and she would like a master plan identifying all building locations. She requires more parking information to be provided, for both the self-storage facility and for the foundry. She would like the site plan expanded to cover from the west office space to the property line. She stated that the office to be used for the storage facility is the foundry office. No one will be able to locate this. She suggested constructing a walkway to bring people from the parking area to the office space.

Mr. Delorey stated that there is an additional 50,000 sf for another tenant and then more work can be done there. He will provide signage and striping of the parking lot.

MINUTES  
MILLBURY PLANNING BOARD  
AUGUST 10, 2015

---

Ms. Connors stated that ADA requirements must be met. She also stated that the floor plan and egresses do not coincide with the building.

Motion by Edd Cote to continue the hearing to September 14, 2015 at 8:15 p.m. at the Municipal Office Building, seconded by Paul Piktelis, motion carried unanimously.

**Other Business**

40 Auburn Road Solar Farm: a decommissioning bond is required. Mr. Cote read letter from National Grid dated July 13, 2015 stating that they are not required to issue a decommissioning bond, as they are taking over this project. The Board will require a representative to attend a Planning Board meeting to further discuss this.

Other Business:

The Board began to discuss the candidate applications for Planning Board and decided to discuss it further at a future meeting, and will decide if they want to ask the candidates to be present.

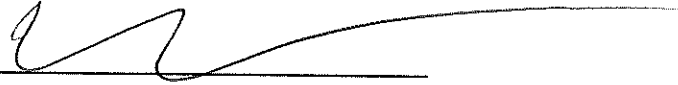
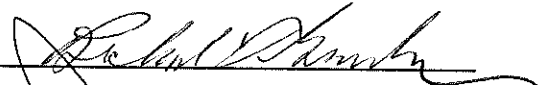

**Adjournment**

Motion to adjourn by Edd Cote, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



PLANNING BOARD AGENDA  
August 10, 2015

- 7:15 p.m. Autumn Gate Estates Major Modification Public Hearing, Lot Release & Performance Guarantee
- 7:30 p.m. Millbury Savings Bank Major Modification Public Hearing
- 7:45 p.m. Brierly Pond Village II Major Modification Public Hearing
- 8:05 p.m. Casa Verde Village - Lot Release and Performance Guarantee
- 8:15 p.m. Riverlin Street Solar Project Public Hearing Continued
- 8:45 p.m. 50 Howe Avenue Site Plan Review Public Hearing

Other Business:

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

Subject to Change



SIGN-IN SHEET

Autumn Gate Estates Modification

Date/Time

7:15 pm August 10, 2015

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Leah Barber Johnson	40 SAGE TER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Mark J. Proff	720 MAIN STREET WOODBRIDGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	STEVEN GALLO	31 GALVANA CR. HOLDEN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	KEITH ANASTASAKIS	220 RUGGLES ST. WESTBORO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Bruce Taylor	80 Taft Hill Lane Uxbridge	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Jean Hill	12 Autumn Gate Cir	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Lindsay Shampian	11 Autumn Gate Cir	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Robert Manzano	4 Autumn Gate Circle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	WASSAL SENTIAG	8 AUTUMN GATE CIRCLE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Dorothy A. Foley	63 Beach St	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	TOM FOLEY	63 BEACH ST	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Peter Litu	108 GRANTON ST	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	ALEXANDER TRAKINAS	STATE ENVIRONMENTAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	ROB MORTON	65 CANAL ST #416 MILBURY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15			<input type="checkbox"/>	<input checked="" 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

Millbury Savings Bank Modification P.H.

Date/Time

7:30 pm August 10, 2015

	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

Briery Pond Village II Modification P.H.

Date/Time

7:45 pm August 12, 2015

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Tom Fola			
2	Tom Fola	20 Sangle 435A-B Bow L St.		
3	David Smith	63 BEACH ST	<input checked="" type="checkbox"/>	
4	Donna M. Foley	61 BEACH ST		
5	TANFEL BEDROSSIAN	63 Beach St		
6		12 Duobey RO Menooc.		
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				



SIGN-IN SHEET

Rivedin St. Solar Project P.H.

Date/Time 8:15 pm August 10, 2015

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Mary Mamishian	283 Rivedin St		
2	Roger RICHARD	279 Rivedin St		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

SIGN-IN SHEET

50 Howe Ave. Site Plan P.H.

Date/Time 8:45 pm August 10, 2015

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Sharon Richards			
2	Joanna Dwyer	6 Hercules Ave		X
3	Ann Barber Peterson	25 Hamilton St.		X
4	RICHARD P. HAMICTON	20 SAUCY TER	✓	
5		FIRE CHIEF, 127 ELM ST.	✓	
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				