

MINUTES
Millbury Planning Board
January 4, 2013

RECEIVED
TOWN CLERK

13 FEB 19 PM 3:15
MILLBURY, MASS.

Present: Richard Gosselin, Jeffrey Markarian, Alan Linkevich, Paul Piktelis, Alternate Member Michael Georges.

Absent: Anna Lewandowski

7:15 p.m. Mark Anderson – Pre-Application, Backstrad Road

Mark Anderson, Heritage Design Group was present on behalf of Jessica, Dan and Maureen Belsito. This is a pre-application meeting for property located on Backstrad Road. Jessica Belsito would like to build a single family home on a 50 acre parcel and will donate the balance of the land to the town.

The status of Backstrad Road is undetermined. There is a physical road there. She will upgrade the road from S. Oxford Road to her house lot. The road is in disrepair but it is paved and maintained by the town. There is adequate access. Drainage would be installed. A turn around for fire and emergency access would be provided. The road would be 16 feet wide.

Mr. Gosselin asked if there were any legal restrictions on the land. Also, there are minimum road standards developed by the town. He expressed concern that there are abutting parcels on the roadway that they may wish to develop. He is also concerned that land the roadway is on is actually owned by the Pearsons. He wants to know who owns the fee to the road.

Town Planner Connors stated that the Pearson family owns abutting land. For this road to qualify as a roadway it must be a separate parcel, otherwise it is a common driveway. She is basing this statement on assessor's records and asked that Mr. Anderson do the necessary research to see what rights of access they have over the roadway and evidence would have to be provided. She suggested they use of a land use attorney to prove there is access. Ms. Connors could not find proof that it exists as a right-of-way, and if that is true, it is landlocked property.

Mr. Anderson referenced a recorded plan by David Lavalley which created a house lot there. There was a notation that it was listed as Item #9 on the public ways of Millbury. Plan was signed by the Planning Board in 1996. Other houses have been built on this road.

Mr. Anderson submitted "Exhibit Plan" dated January 13, 2013, Parcel A, Backstrad Road and plan entitled "Definitive Subdivision Plan of Land in Millbury and Oxford, Massachusetts, Owners: Daniel J. Belsito, Maureen Belsito, 7 Gilbert Way, Millbury, Mass. 01527".

8:00 p.m. FY 14 Budget

The budget submitted is level funded, with the exception of contractual raises.

Motion to approve the FY budget by Jeffrey Markarian , seconded by Paul Piktelis, motion carried unanimously.

8:05 p.m. Minutes

Motion by Alan Linkevich to approve the executive minutes of April 23, 2012 and June 11, 2012, seconded by Paul Piktelis, motion carried unanimously.

Motion by Alan Linkevich to approve the minutes of November 26, 2012, seconded by Paul Piktelis, motion carried unanimously.


Adjournment

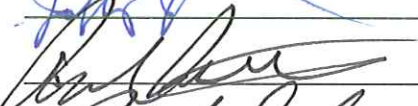
Motion to adjourn by Alan Linkevich, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 8:15 p.m.


Respectfully submitted,


Susan M. Dean

ATTEST:











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

RECEIVED
TOWN CLERK
13 JAN 10 AM 11:04
MILLBURY, MASS.

PLANNING BOARD AGENDA January 14, 2013

- 7:15 p.m. Backstradt Road Pre-application Meeting – One Lot Subdivision
- 7:30 p.m. FY 2014 Budget
- 7:45 p.m. Mail, Minutes, Vouchers

Other Business:

- All business not reasonably anticipated to be discussed

Subject to Change