

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 28, 2013, at 7:15 p.m., in the Municipal Office Building 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Jeff Markarian, Alan Linkevich, Paul Piktelis

Absent: Anna Lewandowski and Michael Georges

Jeff Markarian read letter from Regina Markey, Head Clerk, Fire Department, dated January 28, 2013, advising the Board that the Fire Chief is waiting for information from the State Fire Marshall's office, regarding A&D and Tractor Supply.

Town Planner Connor advised the Board that all but one waiver have been received from the homeowners on Lt. William S. Haynes, III Drive. All owners must agree to the waiver if the request for road acceptance is to be placed on the Town Warrant.

7:30 p.m. 60 Elm Street, A&D Site Plan Review Public Hearing

Clerk Jeff Markarian read the public hearing notice. He also read letter from DPW Director Rob McNeil identifying his concerns regarding groundwater and the retaining wall.

Norman Hill, Land Planning was present, with owner Chris Andrapollis. A 2000 sf addition is planned to accommodate larger parties and to allow for larger refrigerators. One new entrance will be added. The plan has 42 parking spaces, 41 are required. A new canopy is proposed.

Mr. Gosselin asked if there would be blasting on site and was advised that there will be no blasting. He was also concerned with the integrity of the wall next to the garage.

No comments from the public were received.

Motion by Alan Linkevich, seconded by Paul Piktelis, to continue the public hearing to February 11, 2013 at 7:45 p.m., motion carried unanimously.

Chairman Richard Gosselin declared a five minute recess.

8:00 p.m. Route 146/Boria Lane (Tractor Supply) Site Plan and Stormwater Permit Public Hearing

Mark D'Addabo, NE Retail Properties and William Walsh, Millbury Savings Bank were present.

Mr. D'Addabo reviewed the plan and comments from Tighe & Bond. Thirteen waivers are being requested. The proposal is for the former Millbury Savings Bank site on Route 146/Boria Lane(Waters Street). The parcel contains four acres. Applicant has also filed with the Conservation Commission.

A 19,000 sf building is proposed, with access off of Boria Lane. There will be a fenced, outdoor area. 70 parking spaces are proposed (waiver is being requested).

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William Walsh, Millbury Savings Bank advised the Board that, knowing the Town will lose the soccer field at this site, the bank has donated \$8,500 to Millbury for a survey to further develop Jakes Park, where there could be multiple fields.

Discussion included the following: relocation of shade trees, curbing, parking lot lighting, screening of transformer, condition of Boria Lane, how to work within the Town's right-of-way and snow storage. Thirteen waivers are being requested. Comments from Tighe & Bond were also discussed.

Motion by Alan Linkevich, seconded by Paul Piktelis, to continue the public hearing to Monday, February 11, 2013, at 8:00 p.m. Motion carried unanimously.


Adjournment

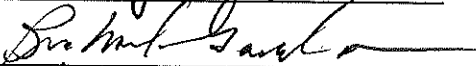
Motion to adjourn by Alan Linkevich, seconded by Jeff Markarian, motion carried unanimously.


Respectfully submitted,

Susan M. Dean

ATTEST:









TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

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PLANNING BOARD AGENDA

January 28, 2013

- 7:15 p.m. Mail, Minutes, Vouchers
- 7:30 p.m. 60 Elm Street (A&D Pizza) Site Plan Review Public Hearing
- 8:00 p.m. Route 146 & Boria Lane (Tractor's Supply Company) Special Permit Review & Stormwater Permit Public Hearing

Other Business:

All business not reasonably anticipated to be discussed

-Subject to Change-