

MILLBURY PLANNING BOARD
MINUTES
FEBRUARY 10, 2014

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 10, 2014, in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent: Jeff Markarian, Jaime Dubey

7:15 p.m. Autumn Gate Estates – Surety Increase & Lot Release (Lots 4 & 20).

Applicant was required to make an additional surety deposit in the amount of \$23,750. This sum was not received, the Board took no action on this request.

7:30 p.m. Julie Venincasa, Elite Home Builders – Potential Multi-Family Development at Patriot Place Estates Site/Howe Avenue.

Julie Venincasa was present to address the Board. She identified projects that her company is currently working on, and past projects that they have completed. With her was her architect, Paul Apkarian. This proposal is for 72 apartment units.

Applicant will request a waiver from the parking requirement – applicant can provide 180 spaces, but this would limit building creativity and would create large areas of asphalt.

Three story buildings are proposed that would exceed the 30' height requirement. A small one or two room office building will be included.

In addition a clubhouse, playground, barbequing areas, parking garages, covered parking spaces with solar collectors, and walking trails are included.

Mr. Gosselin stated that he would strongly encourage the applicant to replace the open retention basin along the road.

The Board discussed shifting the buildings down and angling them to create more parking.

The entrance will include an island, the road system will comply with all requirements for emergency vehicles. Three areas for dumpsters are being provided, and they will work with the Board of Health to see if there are any further requirements. M.. Connors asked that the trash areas be screened. Snow storage areas will be included – there are about seven areas provided.

The buildings will be approximately 38 – 42 feet high, including the roof. Buildings will all be ADA compliant.

Mr. Cote asked how soon the project would begin – as soon as approval is received.

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Adjournment:

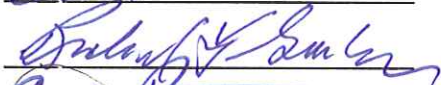
Motion to adjourn by Paul Piktelis, seconded by Edd Cote, motion carried unanimously.
Meeting adjourned at 8:25 p.m.


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

PLANNING BOARD AGENDA Municipal Office Building, Large Conference Room February 10, 2014

- 7:15 p.m. Steve Gallo, Autumn Gate Estates – Surety Increase & Lot Release (Lots 4 & 20)
- 7:30 p.m. Julie Venincasa, Elite Home Builders – Potential Multi-family Development at Patriot Place Estates Site/Howe Ave.

Other Business:

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

Subject to Change