

MINUTES
Millbury Planning Board
February 11, 2013

RECEIVED
TOWN CLERK

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 11, 2013, at 7:15 p.m., in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Alan Linkevich, Richard Gosselin, Paul Piktelis, Anna Lewandowski, Jeff Markarian, Alternate Member Michael Georges

7:15 p.m. Backstrad Road Discussion

Mark Anderson was present on behalf of the Belsito family. The status of the roadway was discussed. The Board wants to determine whether it is a public way. Road descriptions from the 1800s were reviewed. Attorney Scott Sinrich's letter dated February 7, 2013, was also reviewed, as well as plans which had been prepared by David Lavallee. Mr. Gosselin agreed that if it can be shown that the road is a public way, and that the applicant has the right to use it, the Board will then continue to discuss improvements to be made to the roadway.

7:45 p.m. 60 Elm Street, (A&D Pizza) Public Hearing, continued

Mrs. Lewandowski stated that she was not present at the last meeting, however she read a statement certifying that she has viewed all evidence, including the videotape of the meeting.

Clerk Jeff Markarian read letters from Fire Chief Rudge, and from Norman Hill, Land Planning regarding blasting.

Norman Hill, Land Planning was present on behalf of the applicant. He advised that all items raised by the Town's engineering consultant were addressed. No blasting will occur on site. With reference to the Fire Chief's letter, a new fire alarm system will be installed.

No one from the public wished to speak.

Motion by Jeff Markarian, seconded by Alan Linkevich, to close the public hearing. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Alan Linkevich, to grant a site plan review permit for the property located at 60 Elm Street, Millbury, MA, as depicted on plan entitled "Site Development Plan for A & D Pizza located in Millbury, Massachusetts", prepared by Land Planning, Inc., 214 Worcester Street, North Grafton, MA, dated November 9, 2012, last revised January 21, 2013, subject to conditions a – p. Motion carried unanimously.

8:00 p.m. Route 146 & Boria Lane

Mrs. Lewandowski stated that she was not present at the last meeting, however she read a statement certifying that she has viewed all evidence, including the videotape of the meeting.

Matt Smith, Bohler Engineering, was present on behalf of New England Retail Properties, along with Mark D'adabo, and William Walsh, Millbury Savings Bank.

Clerk Markarian read letters from DPW Director Rob McNeil, dated February 7, 2013, outlining requested road improvements and elimination of vertical granite curbing; letter from Sergeant Donald Desorcy advising of newly assigned street address; and letter dated February 6, 2013 from Fire Chief

MINUTES
Millbury Planning Board
February 11, 2013

Rudge, addressing sufficient access to the site, request for an additional hydrant, removal of proposed trees, and use of mulch to comply with regulations.

Mr. Smith advised that requested modifications to the plan have been made. Two items are to be discussed: treatment of northerly section of Boria Lane, and types of equipment to be allowed for sale on the site. Ms. Connors read section of Route 146 Highway Corridor Overlay bylaw which designates which types of motor sales are prohibited. She reviewed the definition of Section 48.32 and therefore did not include ATVs and UTVs within condition g. She will leave that decision to the Planning Board.

Vertical granite curbing was discussed and will be reflected in the decision.

Mr. Smith advised that he spoke with Director McNeil regarding improvements to Boria Lane, he forwarded suggested language for consideration. Agreed upon improvements to Waters Street will be noted on the site plan. (refer to condition i).

Mr. Smith stated that utility terrain vehicles are similar to all terrain vehicles, but they are intended for work purposes, such as plowing, dumping, etc., not for recreation. The applicant would like the decision to condition that sale of these vehicles are allowed. He stated that the building inspector agreed, but Mr. Smith would like it written in the conditions, should the inspector change at some point. Mr. Gosselin believed that the bylaw was written that way so that those types of vehicles are not displayed along Route 146. He asked if the applicant would be comfortable if the conditions limited their display. Mr. D'adabo believes that Tractor Supply would approve of this.

It was agreed that three different UTVs can be displayed in front of the store and any number can be stored within the gated area.

Mrs. Lewandowski asked if deliveries would have to go down the Main Street exit to turn around and then deliver to Tractor Supply on the other side of the street if they are traveling south? Mr. Walsh stated that those delivery trucks would be no different from those that currently deliver to the Route 146 Supply Co. that neighbors this property. Ms. Connors advised that improvements have been designed already, and construction is scheduled to begin for the 2013-2014 time period.

Mr. Smith advised that all remaining conditions are agreed to and will be complied with.

Motion to close the public hearing by Paul Piktelis, seconded by Jeff Markarian, motion carried unanimously.

Motion by Jeff Markarian, seconded by Alan Linkevich, to grant a waiver from Section 12.44(a): Waiver to accept a site plan at the scale of 1"=30'. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.44(c): Waiver from the requirement to submit an isometric line drawing. Color photographs were supplied of an identical Tractor Supply building. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.44(e): Waiver to accept building elevation plans at a scale of 1/8" =1'. Motion carried unanimously.

MINUTES
Millbury Planning Board
February 11, 2013

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.44(f): Waiver of the requirement to submit a full traffic impact assessment as Route 146 is of sufficient construction standards to accommodate the traffic generated by the facility. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.45(q): Waiver from the requirement to provide interior landscaping covering not less than 5% of the total area of the parking lot. Internal landscaping shall cover at least 2.1% of the lot. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.45(o): Waiver from the requirement to provide granite curb in front of sidewalks abutting buildings. In order to accommodate sidewalk displays, no curbing shall be required where sidewalks abut the building along the front elevation. Monolithic concrete sidewalk/curb shall be provided where the sidewalk abuts the building along the left elevation. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 48.63: Waiver from the requirement to provide an 8' wide planted area at the storefront or rear of the building adjacent to a sidewalk or parking area. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 48.71: Waiver from the requirement to provide one shade tree for every 50 feet of frontage along Route 146. The required number of trees shall be provided elsewhere on the site as depicted on the site plan. Motion carried unanimously.

Mrs. Lewandowski suggested trees be planted within parking areas for summer shade.

Motion by Jeff Markarian, seconded by Alan Linkevich, to grant Site Plan Review Permit, Route 146 Highway Corridor Overlay District Special Permit, and Stormwater Management Permit for property located at 99 Worcester-Providence Road, as depicted on plan entitled: "Site Development Plans for: NERP Holding & Acquisitions Company, location of site: Route 146 & Boria Lane, Town of Millbury, dated Lot 9, Map 52", dated December 2, 2012, last revised February 4, 2013, subject to conditions a – cc. Motion carried unanimously.

Minutes

Motion to approve the April 23, 2012 executive session minutes by Anna Lewandowski, seconded by Paul Piktelis, motion carried unanimously.

Motion by Alan Linkevich, seconded by Jeff Markarian, to approve minutes of January 4, 2013, motion carried unanimously.

Other business:

Ms. Connors will go before the Board of Selectmen tomorrow night to begin the road acceptance process for Lt. William S. Haynes Memorial Drive. Through a cooperative effort, all waivers have been received.

Adjournment:

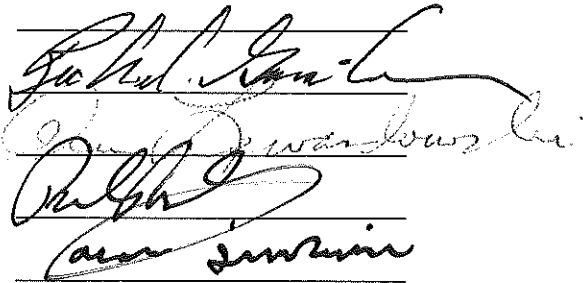
MINUTES
Millbury Planning Board
February 11, 2013

Motion to adjourn by Paul Piktelis, seconded by Jeff Markarian, motion carried unanimously. Meeting adjourned at 8:50 pm

Respectfully submitted,

Susan M. Dean

ATTEST:


The block contains three handwritten signatures, each written over a horizontal line. The top signature is Paul Piktelis, the middle is Jeff Markarian, and the bottom is Susan M. Dean.



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 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 Supply Company) Special Permit, Site Plan Review & Stormwater Permit Public Hearing

Other Business:

- All business not reasonably anticipated to be discussed

- Subject to Change -

SIGN-IN SHEET

Tractor Supply Public Hearing

Date/Time 4/28/13 8:00 pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	BILL WALSH	MURRAY SWINGS BACK		
2	TEA COCHRANE			
3	Ron Despres	Tree Warden		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

SIGN-IN SHEET

A+D Pizza Public Hearing
 1/28/13 7:30 pm

Date/Time

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Joseph COGLEY S	10 TIFFIN APT	?	
2	FRANK IM	5 Church St 22+24 canal	?	?
3	SUSAN IRR	5 Church St		
4	TED COCHRANE	8 COCONIA DR APT A		✓
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				