

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 25, 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, Anna Lewandowski, Paul Piktelis, Alternate Member Michael Georges

Absent: Jeff Markarian

7:15 p.m. 16 South Main Street – Fidelity Bank/VFW Minor Modification

Al Collins was present and reviewed the plan revisions and the narrative he provided. One window is being removed from the gable, the roof pitch is being changed in the one location which was 9 pitch, it is now 10 pitch to match the other roof pitches. Most major change is to the rear entry where the roof line was dropped and windows were removed. An additional gable window was removed on the south side.

Motion by Alan Linkevich, seconded by Paul Piktelis to approve the minor modifications to 16 South Main Street, as depicted on the elevation plans, Sheets A.201-A.203, prepared by Mauge Architects, Inc., 200 Ayer Road, Harvard, MA, dated July 10, 2012. Motion carried unanimously.

Mr. Collins also asked the Board if he could work with the professors and students from the Boston Architectural College to determine the plantings as opposed to what was originally listed on the plan. Mr. Gosselin asked that one of the professors from the college provide documentation and a plan for the Board's review.

7:30 p.m. Discussion of Zoning Package

Town Planner Laurie Connors reviewed the proposed changes for Town Meeting. The first three articles are for clarification.

The Building Inspector has been working on revisions to the sign bylaw, with Leonard Mort, who primarily authored the sign bylaw. Real estate signs and political signs are to be added to the exempt category. References to animated signs will be replaced with Electronic Message Centers and will be prohibited in the Business I District.

Ms. Connors asked the Board if there were any zoning changes they would like to add for discussion. She thought that references to vertical granite curbing could be reviewed. The Board would like to leave it in the regulations as is, the applicant can apply for a waiver.

7:45 p.m. Lt. Haynes Drive Layout Recommendation

The Planning Board must give a recommendation to the Board of Selectmen for their meeting tomorrow night. Ms. Connors advised that the subdivision is not perfect, however an agreement has been reached between the town and the developer. Waivers have been received from all property owners. An as-built plan has been received.

Motion by Alan Linkevich to approve the recommendation for the layout plan for Lt. William S. Haynes Memorial Drive, seconded by Paul Piktelis, motion carried unanimously.

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Minutes

Motion to approve the minutes of February 11, 2013 by Alan Linkevich, seconded by Paul Piktelis, motion carried unanimously.


Adjournment

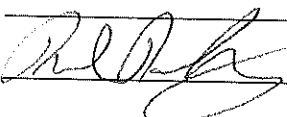
Motion to adjourn by Alan Linkevich, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 7:55 p.m.

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

MILLBURY PLANNING BOARD AGENDA February 25, 2013

- 7:15 p.m. 16 South Main Street Minor Modification
- 7:30 p.m. Discussion of Zoning Package
- 7:45 p.m. Lt. Haynes Drive Layout Recommendation

Other Business:

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

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