

MILLBURY PLANNING BOARD

MINUTES

MARCH 9, 2015

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 9, 2015, AT 7:00 PM, in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

7:15 p.m. Eastview Acres Lot Release and Performance Guarantee

Bob Vigneau is requesting the release of the last six lots from the covenant. Cost estimates for the remaining items have been supplied, as well as a performance guarantee in the amount of \$510,330 (slightly higher than required— over by \$400)

Motion by Jeff Markarian, seconded by Edd Cote, to accept the performance guarantee in the amount of \$510,330, for Eastview Acres Definitive Subdivision Plan, land in Millbury MA, dated September 13, 2004, last revised on September 2, 2008, prepared for TPR Homes, by Thompson Liston Associates, Boylston, MA, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to release the covenant for lots 8 – 13, for Eastview Acres Definitive Subdivision, motion carried unanimously.

Old Business

Snow Removal at the Shoppes: Ms. Connors confirmed that snow has been removed from the Kohls and Target store parking lots.

South Main Street Bridge: Mr. Gosselin asked if there was any change in the lane opening proposal, Ms. Connors responded no, it is still being discussed, a one way lighting system is being proposed.

7:30 p.m. Providence Street – Millbury Self Storage Site Plan Review Public Hearing

Clerk Jeff Makrarian read the public hearing notice.

Bill Blais, Andrews Survey & Engineering, presented the self-storage project at 147 Providence Street. Applicant would like to construct six self-storage units. He gave an overview of the proposal. He presented a 3-D view of the project.

The façade will look like brick to keep with the town's heritage. There will be an illuminated sign. Mr. Gosselin was concerned that the concrete bound at the SW corner will be on top of another one – there is one there already. Mr. Blais confirmed that he used the 88 datum. Mr. Gosselin wants the corner of the property and its relationship to the town line identified on the plan. He asked about the infiltration areas and the 3:1 slope that will look like a ditch. He asked if a rain garden would be appropriate there. The consulting engineer concurred. He questioned the planting of trees in the front and the impact to the proposed solar panels.

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Mr. Blais advised that the applicant will be filing with the Conservation Commission also. Mr. Gosselin asked about snow removal and snow storage. Mr. Santon agreed it was a challenge, there were site constraints.

Mr. Cote asked about security measures. Mr. Santon, applicant advised that there will be full time video surveillance. Mr. Cote also asked what materials will divide each storage unit. There will be metal wall dividers present.

Chairman Gosselin opened the meeting to the public.

Michael Wood from Sutton advised that he is concerned with discharge and snow removal impact to the Blackstone River and to the wetlands. He is also concerned with fire protection, Ms. Connors advised that LEI, an abutting applicant is proposing to install a fire hydrant between the properties.

Mr. Cote commented on the proposed solar panels, which are south facing, and was concerned with snow sliding off into the roadway. He was told that the panels would be flat, and thicker, and should not cause a problem.

Mr. Woods also asked about the infiltration areas, and was told that all discharge should be caught in traps early on. Mr. Blais also informed him that an operations and maintenance plan has been submitted.

In order to schedule the continuation of the public hearing, Chairman Gosselin called for a 5 minute recess to determine the date of the Patriot's Day holiday.

The Board reconvened and determined that the next Planning Board meeting of April 13, 2015 was not the holiday.

Motion by Jeff Markarian, seconded by Paul Piktelis to continue the public hearing to April 13, 2015, at 7:30 p.m., motion carried unanimously.

Adjournment

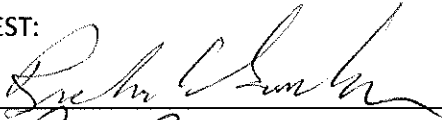
Motion by Jeff Markarian, seconded by Edd Cote, motion carried unanimously. Meeting adjourned at 8:05 p.m.


Respectfully submitted,

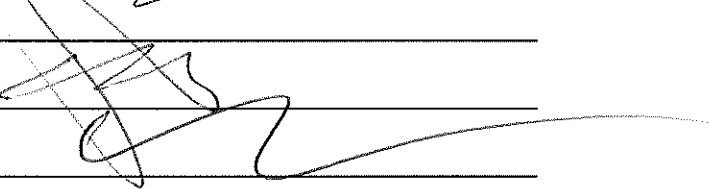
Susan M. Dean

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MARCH 9, 2015

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

March 9, 2015

7:15 p.m. Eastview Acres Lot Release and Performance Guarantee

7:30 p.m. Providence Street – Millbury Self Storage Site Plan Review Public Hearing

Other Business:

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

Subject to Change