

MINUTES
MILLBURY PLANNING BOARD
MARCH 11, 2013

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MILLBURY, MASS.

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

Present: Richard Gosselin, Anna Lewandowski, Paul Piktelis, Alternate Member Michael Georges

Absent: Jeffrey Markarian, Alan Linkevich

7:15 p.m. 29 McGrath Road Discussion of Minor Modification

This project has a new owner: First Wind.

David Albright, engineer addressed the Board. The original application was for a 6 megawatt project, this is proposed at 3.9 megawatts. The revisions include:

- Row spacing will change
- 40% fewer modules
- 300 watt vs. 280 watt
- 4 x landscape layout
- 25 degree tilt angle, equals 5" higher off the ground (approximately 8' high)
- 4 invertors, placed in pairs
- Roadways remain same
- Fencing a smaller area
- Shed, septic and water pump to be removed from plan

The property is usually mowed about twice a year, spring and fall, with the least disturbance as possible.

The oil and gas lines have been plotted on the revised drawing. The detention basin will have to be relocated. Revised calculations will be necessary and the applicant will have to file an application with the Conservation Commission.

Kathy Carlson addressed the Board. The retention pond between her house and this facility has been eliminated. She is concerned with water runoff and flooding of her septic system. She has had a working system for 20 years, she would like this on record.

7:45 p.m. 51 West Main Street, Multi-Family Special Permit Public Hearing

Vice-Chair Paul Piktelis read the public hearing notice.

Raouf Mankaryous from Alpha Omega was present, representing Alex and Arianna Ota. This is a single family home to be converted to a two family home, and is located among several multifamily homes. This was formerly a two family home, there will be no exterior work. Separate utilities already exist.

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No public comments.

Motion to close the public hearing by Paul Piktelis, seconded by Anna Lewandowski, motion carried unanimously.

Motion by Anna Lewandowski, seconded by Paul Piktelis, to grant a waiver from Section 12.44(a) and (E) – Requirements to submit elevation and façade treatment plans. The Applicant proposes no exterior changes. The new dwelling unit will be completely within the interior of the existing building, motion carried unanimously.

Motion by Anna Lewandowski, seconded by Paul Piktelis, to grant a waiver from Section 12.44(b) – Requirement to submit a landscape plan, motion carried unanimously.

Motion by Anna Lewandowski, seconded by Paul Piktelis, to grant a waiver from Section 12.44(c) – Requirement to submit an Isometric Line Drawing showing the entire project and its relation to existing areas, buildings and roads, motion carried unanimously.

Motion by Anna Lewandowski, seconded by Paul Piktelis, to grant a waiver from Section 12.44(d) – Requirement to submit a locus plan at a scale of 1"=100'. The locus plan is at a scale of 1"=500', motion carried unanimously.

Motion by Anna Lewandowski, seconded by Paul Piktelis, to as depicted on plan depicted entitled: "Site Plan, Owner/Applicant Alexander T. & Arianna J. Ota, 51 West Main Street, Millbury, Massachusetts" dated January 22, 2013, prepared by Alpha Omega Engineering, Inc., 25 Highland View Drive, Sutton, MA. Reference is made to the document entitled "Proposed Floor Plan, 51 West Main Street, Millbury, MA 01527, Submitted By: Alex Ota", subject to conditions a – h. Motion carried unanimously. Alternate Member Michael Georges was a voting member in the absence of members Alan Linkevich and Jeff Markarian.

8:00 p.m. 34 Elm Street, Multifamily Special Permit Public Hearing

Clerk Paul Piktelis read the public hearing notice.

John Riel was present to represent James Perry, applicant.

The building was damaged approximately two years ago, as a result of the hail storm, and the two damaged units are proposed to be rebuilt in the rear of the property. The two units are in a smaller footprint than the previous ones, as the building has been squared off.

Paul Piktelis read comment letter from the Building Inspector regarding fire suppression system.

Mr. Gosselin is concerned with the 3 inches of pavement that is being proposed. Benchmark for pin reference will be disturbed with work being done on abutting property. He would like a new reference on the plan. He advised that A&D Pizza is going to have a similar system for drainage. He would like evidence of groundwater testing. Mr. Riel advised that a company was

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hired for this purpose and he will provide the test results. Mr. Gosselin does not want water running out onto sidewalk. Mr. Riel advised that the slope is so small it should not have an impact and the plan will be revised.

All utilities exist for a five family dwelling, exactly as existed up to two years ago, before the storm damaged the property.

Mr. Gosselin would like the shed pulled onto the property. Plan will be revised to reflect this.

No public comment.

Motion by Anna Lewandowski, seconded by Paul Piktelis, to continue the public hearing to March 25, 2013 at 7:15 p.m., motion carried unanimously.

8:25 p.m. Backstrad Road Discussion

Mark Anderson, Heritage Design Group was present on behalf of the Belsitos. He referred to letter from Town Clerk, and 1850 town meeting report, which indicate that the roadway was accepted from property owned by Aaron Holman, Jr. and Luther Bugby. He could not find a Luther Bugby as an owner, but did find reference to a different Bugby, an owner on Oxford Road.

A C. Backstrom is shown to have a home on Backstrad Road, and it is unclear if the last name has any relationship to the road name. It is all stone-walled to the Belsito property. He believes there is a preponderance of evidence showing that the road was in existence prior to subdivision control. Ms. Belsito wants to construct one single family home. The road will be upgraded to 18 feet wide with adequate drainage. Abutter Robert Pearson submitted a letter stating that he has no issue with the proposal.

From house of Luther Bugby to Oxford Road to Aaron Holman, Jr. – research validated evidence of Aaron Holman and Aaron Holman, Jr. living on the road, and the road leading to Oxford Road, but they cannot find existence of Luther Bugby, found Lathrop Bugby, different spelling. Some evidence of the road is gone, as there was an airport there. Some recent plans acknowledge that there was a road there. Property is referenced as running along Backstrad Road.

Ms. Connors asked where Lathrop Bugby's house was located? She attempted to identify it, but could not. Mr. Anderson could not find location of property owned by any Bugby. It could be that the town meeting record is not accurate.

Mr. Gosselin asked Mr. Anderson if he contacted David Lavalley, Mr. Anderson stated that he attempted but was not able to reach him. Mr. Gosselin will try to reach Mr. Lavalley for more information.

If the road exists, an official road layout will be required, up to the Belsito property.

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Research is to be provided to Mr. Gosselin to see if he can further identify the roadway.

Jay Aframe, attorney for the Belistos, asked the Board what further information is required. Mr. Gosselin advised that because he has the abutter's letter stating that he does not own the road, he is more comfortable with the proposal. He would like to know if the road is public or private.

Ms. Connors advised that it will have to be shown that Backstrad Road is on a separate parcel and not part of the Pearson's large parcel.

Because Mr. Pearson owns property on both sides of the road, he may own to the center line of the road. It must be shown that the Belsito's have the right to pass and repass over the road. The Pearsons will still own the fee to the road, but Mr. Gosselin wants a road layout. Ms. Connors stated that if they have the right to improve the road it will have to be done through the Definitive Plan process, because the road does not exist on the ground, it is a forest. Section 4.2 provides road layout standards. Fire apparatus must be able to turn around.

Other Business:

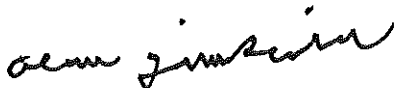
Ms. Connors advised that she had a discussion with Mr. Burns and the Town Manager regarding the inspection of water main installation at Brierly Pond II. Aquarion does not send an engineer to witness the backfill. She is not concerned with the water line as that would be the responsibility of Aquarion, she was concerned with backfill which could lead to potholes or improper settling if not done correctly. Pictures and a letter from the contractor stating that it was compacted according to the specifications of the plan will be required. This is a private way.

Adjournment

Motion to adjourn by Paul Piktelis, seconded by Anna Lewandowski motion carried unanimously. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Susan M. Dean



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ATTEST:

Amy Simon

Richard Gault

Don Deen

Delia



TOWN OF MILLBURY *DEPARTMENT OF PLANNING & DEVELOPMENT*

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PLANNING BOARD AGENDA March 11, 2013

- 7:15 p.m. 29 McGrath Road Discussion of Minor Modification
- 7:30 p.m. 51 West Main Street Multi-family Special Permit Public Hearing
- 8:00 p.m. 34 Elm Street Multi-family Special Permit Public Hearing
- 8:15 p.m. Backstrad Road Discussion

Other Business:

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

- Subject to Change -