

MILLBURY PLANNING BOARD

MINUTES

March 13, 2017

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 13, 2017 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Edd Cote, David Haak, Paul Piktelis, Michael Georges

Absent:

**7:15 p.m. United Material Mgt. of Millbury, 333A Southwest Cutoff – Major Modification to Site Plan Review - Public Hearing**

Edd Cote read the legal notice for a public hearing for a major modification to site plan review for revisions to utility installation and septic plan for construction and operation of a solid waste handling and processing/recycling facility.

Whitney Hall of Greenseal Environmental and the applicant, Scott Lemay were available to provide an overview of the project. Mr. Hall indicated that the original approved decision from the Board showed water, electric and sewer being tied into the existing utilities in the street (Bob Miller's Way). It was later found out that the utilities were not available to be tied into as these were considered service lines. The Board of Health has approved the septic system and is depicted on the updated plan. There are no changes to the stormwater management plan or other site layout features.

Mr. Hall also provided updates following peer review comments from the Town's engineering firm, Stantec; wanted a note identifying a crossing of one of the drain lines showing there is adequate clearance; wanted a sewer line from the office to the septic system. These items have been added to the plan. Mr. Hall is awaiting approvals from Aquarion Water Company and National Grid. United Material Mgt. has received specifications and tie in information which is also indicated on the plan. The Fire Chief is satisfied with the plan. An additional handicapped van accessible space has also been added to the plan as requested by the Building Inspector.

Chairman Gosselin inquired about the status of Conservation. Mr. Hall noted that they have received an amended order of conditions which are identified on the plan.

Edd Cote would like a letter from the Fire Chief stating that he is satisfied with the changes.

Edd Cote made a motion to close the public hearing, seconded by Paul Piktelis, voted unanimously.

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TOWN CLERK  
17 MAR 28 AM 10:25  
MILLBURY, MASS

MILLBURY PLANNING BOARD  
MINUTES  
March 13, 2017

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Edd Cote made a motion to approve modification to site plan review for property located at 333A Southwest Cutoff, Millbury, MA owner PJM Family Enterprises, LLC last revised 3/10/17 prepared by Greenseal Environmental, subject to the condition of receiving a letter from the Fire Chief , seconded by Paul Piktelis, voted unanimously.

**7:30 p.m. K. Martin Linder, 400 Southwest Cutoff, Worcester, MA/Lot A Latti Farm Road, Millbury, MA - Site Plan Review Special Permit, Post-Construction Stormwater Management Permit - Public Hearing**

Edd Cote read the public hearing notice for special permit under site plan review and post-construction stormwater management permit for construction of a 10,500 square foot commercial office building, parking facilities and associated grading.

Michael Hassette from Guerriere & Halnon, Inc. Engineering, Norman Gamache, land surveyor and applicant, Martin Linder were available for discussion of the project. Mr. Hassette provided an overview of the project including wetlands, parking area and catch basins. Mr. Hassette has met with both the Millbury and Worcester Conservation Commissions. Mr. Hassette has reviewed comment letters from Stantec as well as the Town Planner. The plan has not been updated as Mr. Hassette would like to include all comments on one revised plan.

Chairman Gosselin would like 83/88 datum and one foot contours shown on the plan. In addition, Chairman Gosselin would like to know exactly how much land is in Millbury. A discussion began on wetland delineation. It was noted that the area was reflagged by Eco-Tec and that the revised plan will reflect the updated information.

General discussion ensued on parking spaces at the site as well as access for fire apparatus. Fifty three spaces are required, however the plan proposes fifty-four parking spaces. The Fire Chief has reviewed the plan and is satisfied as proposed.

Town Planner, Laurie Connors noted that the applicant is asking for waivers as follows: 1. plan is showing cape cod berm around parking lots, however the regulations require concrete; 2. walkway around the building is flush with the parking lot, however the regulations call for a raised walkway with granite curbing; Ms. Connors recommends that the Board hold fast with the concrete curbing as it has greater longevity than cape cod berms. In addition, the Planner would like to see a raised walkway for safety reasons; 3. applicant requests a waiver on landscaping.

Discussion followed on opportunities to create additional landscaped areas. There are discussions with the Worcester Conservation Commission to see if one culvert could be

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abandoned. If abandoned entirely, a proposed retaining wall could be eliminated and allow for landscaping in that area which would provide screening to parking area.

Chairman Gosselin stated that bollards would need to be installed throughout the property and raised walkways would look better. Mr. Hassette indicated that he could drop the pavement and put curbing in. The handicapped area may also have to be relocated. Discussion followed on areas for snow storage. Ms. Connors also identified areas that show painted islands and suggested the possibility of landscaping instead. Mr. Hassette will investigate the possibility of landscaping additional areas.

Edd Cote made a motion to continue the public hearing to April 10, 2017 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

**7:45 p.m. Eastview Acres Subdivision - Request for Bond Reduction**

Robert Vigneau represented TPR homes seeking final release of a bond for Eastview Acres. Mr. Vigneau sent a letter to Chairman Gosselin on 3/6/16 requesting release of bond in accordance with the Town of Millbury Regulated Regulations Governing the Subdivision of Land, section 5.3, subsection 11, paragraph e based on completion of two items: Certificate of Completion and formal transfer of ownership from TPR Homes to the residents of Irene Court and Luikey Way.

In December, the Board was presented an acceptance plan and as-builts. Mr. Vigneau stated to the Board that he would wait to come back until final items were complete. Dave Glenn from Stantec Engineering provided comments on 1/31/17 that all items have been completed.

Edd Cote made a motion to release bond secured by deposit dated 3/9/15 recorded in book 53457 page 313 in the amount of \$153,165 the final payment representing plan entitled Eastview Acres Definitive Subdivision Plan of Land in Millbury, Massachusetts dated September 13, 2004, as amended through September 2, 2008; applicant/owner TPR Homes, LLC; engineer Thompson-Liston Associates, Inc. of Boylston, MA

**Other Business:**

Minutes:

Edd Cote made a motion to accept the minutes of February 13, 2017 as written, seconded by Paul Piktelis, voted unanimously.





# 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 13, 2017

- 7:15 p.m. United Material Mgt. of Millbury, LLC, 333A Southwest Cutoff - Major Modification to Site Plan Review - Public Hearing
- 7:30 p.m. K. Martin Linder, 400 Southwest Cutoff, Worcester, MA/Lot A Latti Farm Road, Millbury, MA - Site Plan Review Special Permit - Public Hearing
- 7:45 p.m. Eastview Acres Subdivision - Request for Bond Reduction

New Business:

Other Business:

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

RECEIVED  
TOWN CLERK  
17 MAR - 9 AM 9:45  
MILLBURY, MASS

SIGN-IN SHEET

Date/Time March 13, 2019 United Water Mtg

| NAME              | ADDRESS                             | I WISH TO SPEAK                     |                                     |
|-------------------|-------------------------------------|-------------------------------------|-------------------------------------|
|                   |                                     | YES                                 | NO                                  |
| 1 CDH/Tracy Hill  | Green Seal Environmental            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2 Michael Hestoff | Garfield & Hobson, Inc              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3 Scott Lanning   | 200 Fairley Pliny Westboro MA 01582 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4 Mikha DeLeonis  | 200 Fairley Pliny Westboro MA 01582 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5                 |                                     |                                     | <input checked="" type="checkbox"/> |
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Date/Time 3/13/17 both from

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|                          |                                     | YES                                 | NO                                  |
| 1 <u>Emma Tin Lander</u> | <u>512 Central Trk Station</u>      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2 <u>Normand Gamache</u> | <u>1029 Row Rd. Whitinsville Ma</u> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
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