

MILLBURY PLANNING BOARD
MINUTES
MARCH 23, 2015

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 23, 2015, at 7:15 p.m. 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. Greenleaf Terrace Preliminary Plan

Norman Hill from Land Planning, was present on behalf of the applicant. Mr. Hill gave an overview of the plan, and stated that this plan is on 5 acres on McCracken Road. There is insufficient frontage, so a cul-de-sac under the town's residential compound bylaw is proposed.

Three waivers are being requested: reduce paved roadway from 18' to 16'; proposal of 2" base coat and 1" top coat; and a cul-de-sac instead of a "T".

There would be a deed restriction so that this roadway will always remain private, and there will be no further subdivision of the property.

He reviewed comments from Fay, Spoffard and Thorndike.

Ms. Connors agrees with the engineer that the odd shaped lot has not been calculated correctly, only 10% of the minimum lot size within the portion of the lot within the easement can be used.

Mr. Cote stated that he would not support a sub-standard road. Neither will Mr. Gosselin. Mr. Gosselin also reviewed the datum requirements with Mr. Hill. Mr. Gosselin will not support open ditches. He also has concerns with the proposed rain garden.

Mr. Gosselin asked that the location of the old house be shown on the plan. He also asked that the proposed location of the houses be included. Mr. Hill stated that he would add that to the plan also.

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own lots. Mr. Gosselin stated that this subdivision is large, it will probably be petitioned to be a public road, he will not support swales there. Mr. Hutnak suggested a Homeowner's Association that would always maintain the drainage system, to include the swales.

Mr. Piktelis asked if the emergency access to Herrick's Lane would be gated. Mr. Hutnak stated yes, Ms. Connors added that the original decision included a gate.

Ms. Connors took all of the previous comments and drafted a document for the Board's review. She identified an access easement through lot 2, a gate to the emergency access road be installed, and street trees within the right-of-way. The fire department requires a cistern for fire fighting purposes. The roadway cross section detail will have to match the town's subdivision regulations. Lots 5, 10 and 11 will have to comply with minimum frontage requirements. A park/playground would be required for a subdivision plan over 20 lots; Ms. Connors suggested a \$5,000 contribution to improve the current parks instead. She also included comments from Fay, Spoffard and Thorndike to the document.

Ms. Connors suggested that sidewalks be placed on the outer route of roadways, and a traffic study be required to determine if Herrick's Lane and related roadways are adequate. She does not think that a cul-de-sac in the middle of a roadway (Jessica J. Drive) will be a benefit to anyone. The applicant will have to show ownership of the access easement. A homeowner's association will be required until such time as the town may accept the road as public.

Mr. Cote stated that Woodland Street and Herrick's Lane are in really poor condition, two of the worst in the town. Although this is not the applicant's issue, there will be added traffic on these roads from this subdivision, and he thinks it should be brought to the attention of the Town. Construction equipment will also be a problem. Ms. Connors suggested sending a letter to the Roadway Advisory Committee reminding them that there is an approved subdivision that exits to these roadways.

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9:00 p.m. Public Hearing for Zoning Related Warrant Articles

Clerk Jeff Markarian read the public hearing notice.

Ms. Connors summarized the first article regarding lighting and boundary markers under site plan review.

Chairman Gosselin declared a five minute recess.

Ms. Connors summarized the proposal to rezone portions of the Residential I, Suburban II and Business II to Industrial II.

Cora Reardon, 123 Worcester Providence Pike, asked on behalf of her neighbor the Learys, what the impact would be to them. She was advised that they are included within this amendment, but they could continue to use their home as a residential use as long as they want. She asked if the stone mansion and the three little houses on the small road were included in this proposal.

Donnie Sadowski, 131 Worcester Providence Pike asked if his taxes would increase because of this. They were advised to speak with the Assessor's office for the most accurate information. They were also advised to ask the impact to the value of the building and of the land, and if they have a single or two family home right now it will remain a by-right use. This is an opportunity for some to add more value to their property and the Town of Millbury would like to see more economic development.

Linda Gosselin, 1 Herrick's Lane asked if you changed from a single family use to another use can you then go back, Ms. Connors said yes, they are both by-right uses. Minimum lot size is less than ½ acre, it is 16,500 sf. Property that is already grandfathered would still be grandfathered.

Ms. Connors summarized the rezoning of portions of Residential I District and Suburban II District to Business II.

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Adjournment

Motion to adjourn by Jeff Markarian, seconded by Edd Cote, motion carried unanimously. Meeting adjourned at 10:05 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:







TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

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PLANNING BOARD AGENDA March 23, 2015

- 7:15 p.m. Mail, Minutes, Vouchers
- 7:30 p.m. 145 Providence Street Public Hearing Con't – Landscaping Etc. – Withdraw Without Prejudice
- 7:30 p.m. Greenleaf Terrace Preliminary Plan
- 8:00 p.m. Jessica J. Drive Extension Preliminary Plan
- 8:30 p.m. Public Hearing for Zoning Related Warrant Articles

Other Business:

- Discuss Scheduling of Low Impact Design Workshop (CMRPC)
- All business not reasonably anticipated to be discussed

Subject to Change