

MILLBURY PLANNING BOARD  
MINUTES  
April 10, 2017

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 10, 2017 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Vice-Chairman Paul Piktelis presided.

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

Absent:

**7:15 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 Continued**

Michael Hassett from Guerriere & Halnon represented the applicant and provided an update to the plan.

Mr. Hassett initiated discussion with regard to 5 proposed waivers; a waiver from section 12.45 (k) to allow impervious areas within required landscaping setbacks; under section 12.45 (o) requesting a partial waiver to allow bituminous concrete perimeter driveways and parking areas, haunched concrete curbing be installed in front of sidewalks abutting buildings and granite curbing be installed around the roundings of the site entrance; under section 12.45. (q) requesting a waiver to allow interior landscaping covering less than five percent of the total area of the parking lot; under section 12.44 (c) requesting a waiver of requirement that an isometric line drawing be included with the application for site plan review; under section 33.32 requesting a waiver to allow a driveway within 400 feet of another such driveway on the same side of the road, and within 250 feet of an intersecting street sideline, with visibility being less than 400 feet in each travel direction.

The parking lot layout has been revised. There is increased landscaping and a better traffic flow throughout the site. The proposed change in use to industrial use reduces the parking space requirement. Nine parking spaces have been lost and converted to landscaping areas. The sidewalks are now raised and have extended into the parking lot for better pedestrian access.

The applicant is requesting the use of cape-cod berm instead of concrete walks. It was noted that most of the businesses in the park are utilizing bituminous. Chairman Gosselin indicated that bituminous has to be per State standard. The Board does not want cape-cod berm. Discussion followed and Mr. Hassett will call out the Mass. Highway standard on the plan. The applicant agreed to utilize modified cape-cod berm instead of paving.

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Street trees have been increased, drainage has been adjusted, and a catch basin and rain garden have been added to the plan. The building will be metal faced made of flint faced block. A picture was shown to the Board as an example. Mr. Linder indicated that this could change as he does not have a tenant at this time.

Discussion followed with regard to the need for handicapped ramps where there are cross walks. Laurie Connors will follow up with the Building Inspector with regard to regulation requirements. Ms. Connors would like to see underground utilities identified on the plan. Snow storage notes will also be added to the plan.

Discussion followed on elevations and datum information. Chairman Gosselin stated that iron pins on Millbury property corners must be shown on the plan. General discussion followed with regard to a four way stop at the location. Mr. Hassett indicated there will be a stop sign at the end of the applicant's driveway, however they do not have the authority to install a four way stop in the area. Mr. Hassett further noted that site distance to Route 30 is very good.

Stantec requested a statement with regard to the proposed change in use which was not provided by the applicant. The Board is not requiring that statement.

Discussion followed with regard to adequate turning radius for fire apparatus. Edd Cote would like something in writing from the Fire Chief that the turning radius is acceptable.

Stantec also requested additional information with regard to maintenance and emergency repair for the stormwater system. Mr. Hassett indicated that information was previously presented in the stormwater report. Chairman Gosselin noted that if there was a change in ownership, written notification to the Planning Board is required. The Board is not requiring additional information on this matter.

Edd Cote made a motion to continue the public hearing to April 24, 2017 at 7:30 p.m., seconded by Paul Piktelis, voted unanimously.

**7:30 p.m. Cellco Partnership d/b/a Verizon Wireless, 428 Greenwood Street – Minor  
Modification Wireless Special Permit**

No action taken as the applicant was not able to send a representative to the meeting.

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**Other Business**

The Board signed plans from 60 McCracken Road as approved at the March 27, 2017 meeting.

Minutes:

Edd Cote made a motion to accept the minutes of November 21, 2016 as written, seconded by Paul Piktelis, voted unanimously.

General discussion took place with regard to deadlines for receiving information and the Board's review. The Board agreed that revised plans can be brought to the meetings, however the Board will not vote on them as it does not give the Board and others ample opportunity to review and provide comments.

**New Business**

Summer Schedule

The Board would like an agenda item added to the next meeting to discuss further.

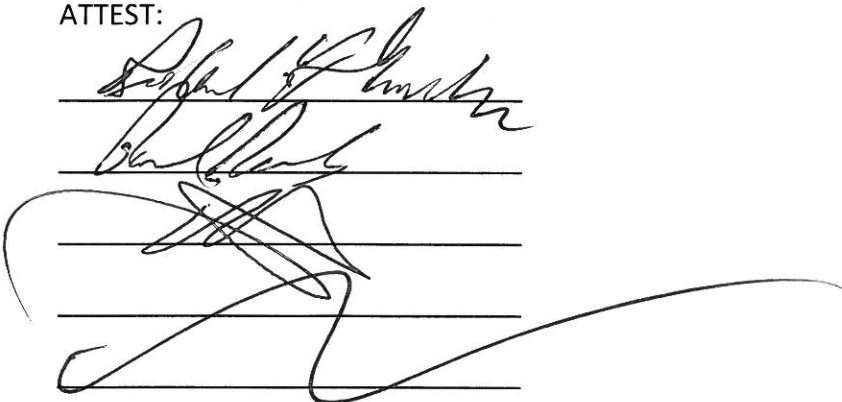
**Adjournment**

Edd Cote made a motion to adjourn, seconded by Paul Piktelis voted unanimously. Meeting adjourned at 8 p.m.

Respectfully submitted,

Michelle T. Desorcy

ATTEST:

The block contains several horizontal lines for signatures. The first line has a handwritten signature. The second line has a shorter handwritten signature. The third, fourth, and fifth lines have large, stylized handwritten scribbles or signatures that extend across the lines.

SIGN-IN SHEET

Date/Time 4/29/19 7:15 AM

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 <del>Michael Hoff</del>			
2 <del>W. Martin Linder</del>	1029 Providence Rd, Whitinsville, MA	<input checked="" type="checkbox"/>	
3 <del>Normand Gamache</del>	512 Centre Trl, Stafford	<input checked="" type="checkbox"/>	
4	1029 Providence Rd, Whitinsville		<input checked="" type="checkbox"/>
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# 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

April 10, 2017

7:15 p.m. K. Martin Linder, 400 Southwest Cutoff, Worcester, MA/Lot A Latti Farm Road, Millbury, MA - Site Plan Review Special Permit - Public Hearing Continued

7:30 p.m. Cellco Partnership d/b/a Verizon Wireless, 428 Greenwood Street - Minor Modification Wireless Special Permit

### New Business:

- Summer Schedule

### Other Business:

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

RECEIVED  
TOWN CLERK  
17 APR -6 PM 12:07  
MILLBURY, MASS