

MILLBURY PLANNING BOARD  
MINUTES  
APRIL 11, 2016

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TOWN CLERK  
16 APR 29 AM 11:56  
MILLBURY, MASS.

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 11, 2016, at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Edd Cote, Scott Despres, Paul Piktelis, Michael Georges

**7:15 p.m. Mike Duhigg, Direct Network Services, 12 Martin Street Public Hearing continued**

**7:15 p.m. Mike Duhigg, Direct Network Services, 40 Elmwood Street, 58 Elmwood Street Public Hearing continued**

The Board received a request from Mr. Duhigg for a continuance of the public hearings for 12 Martin Street, 40 Elmwood Street and 58 Elmwood Street.

Edd Cote made a motion to continue the public hearing for 12 Martin Street to April 25, 2016 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to continue the public hearing for 40 and 58 Elmwood Street to April 25, 2016 at 7:15 p.m. seconded by Paul Piktelis, voted unanimously.

#### MINUTES

Edd Cote made a motion to accept the minutes of March 28, 2016, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to accept the minutes of February 22, 2016 as amended, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to accept the minutes of January 25, 2016, seconded by Paul Piktelis, voted unanimously.

#### VOUCHERS

Board members signed a voucher from Stantec for engineering services.

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**7:20 p.m. Matthew LaPlante, 36 Stone Road, Accessory Dwelling Special Permit Public Hearing**

The public hearing was opened for a special permit for an accessory dwelling. The applicant requested a continuance to April 25, 2016.

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

Edd Cote made a motion to continue the public hearing to April 25, 2016 at 7:30 p.m., seconded by Paul Piktelis, voted unanimously.

**Other Business:**

The Board announced the upcoming Town Election on Tuesday April 26, 2016. Polls open from 7 a.m. to 8 p.m.

The Board announced the upcoming Town Meeting on Tuesday, May 3, 2016 at 7 p.m. to be held at the High School.

**7:30 p.m. Mark Vigliatura, 12 Carousel Drive, Accessory Dwelling Special Permit Public Hearing continued**

Edd Cote reminded the Board that at the previous public hearing he had questions specifically related to Section 46.2.3 paragraph 8. Edd spoke with the Building Inspector and he does not have any issues with it. Board members did not offer any additional comments.

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

Edd Cote made a motion to approve the Application for Special Permit by Mark Vigliatura, 12 Carousel for an Accessory Dwelling under Section 46.2 of the Zoning By-Laws with a site plan prepared by DC Engineering & Survey, Inc., seconded by Paul Piktelis, voted unanimously.

**Philip Day, Jr. & Diana Day, Rindge Street ANR**

Karen Keegan from Guarantee Builders represented the applicant. The Days are proposing to create two buildable lots on Rindge St. They would like to combine lot A and lot B to construct a home complying with square footage and lot requirements.

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Kevin Flynn, interim planner, provided information to the Board after conducting research on the roadway. In order to qualify for an ANR the lots should be on a public way. The Town Clerk keeps records of approved public streets. Rindge Street is an accepted roadway from Wheelock Avenue to Drury Lane. Per the Subdivision Rule and Regulations, the lots need frontage on a public way and must meet minimum requirements. Discussion followed and Kevin Flynn explained to the Board and applicants that the issue with the proposed ANR is that the roadway has not yet been constructed. Chairman Gosselin also noted that the proposed plan should show monuments on all corners as well as 83/88 datum. Kevin Flynn stated that a mylar was provided including that documentation.

After general discussion, Edd Cote indicated that it might be best for the applicant to withdraw the application because the roadway does not meet requirements. Chairman Gosselin also indicated that the roadway must meet the existing paved roadway and continue down Rindge extending to the end of the proposed second lot.

Karen Keegan provided a document asking for a withdrawal of the ANR Plan without prejudice on plan titled "Division of Land Plan" dated 3/24/16 for Philip & Diana Day.

Edd Cote made a motion to accept the withdrawal of the ANR Plan without prejudice, seconded by Paul Piktelis, voted unanimously.

**7:45 p.m. Wide World of Indoor Sports, 124 Worcester Providence Turnpike, Minor Modifications**

Prior to initiating discussions, Scott Despres inquired if the Board can have discussions about the project as the existing proposal is under litigation. Rich Gosselin believes that the Board can have discussion on proposed minor modifications.

Rodney Galton of CLA engineers, Inc. provided general updates. Mr. Galton indicated that MA DOT wanted additional information at the intersection of the proposed roadway and Route 146 including test pits and perc tests. Mr. Galton indicated that the test pits have not been done but they do have the permit in hand to do that work.

Lou Gesualdi of Wide World of Indoor Sports stated that before any work is to be done, and additional dollars were spent, he wanted to come before the Board with proposed modifications.

Mr. Galton stated they are before the Board to discuss modifications to the approved plan. The proposed modifications to the plan do not affect the Definitive Subdivision Plan or the

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approved Roadway Plan. The proposed changes to the Site Plan include landscaping, grading, utility layout, drainage and lighting. The greatest change is the building layout. The entrance located to the East has increased in size. In order to fit the new building on site, the entire building must be shifted to the West. The original proposed building was approved for indoor soccer, however the owners would now like to utilize go cart tracks instead.

Mr. Galton explained the proposed building is larger, however parking will be reduced from 234 spaces with overflow to 189 spaces with overflow spaces. There is increased landscaping in the front of the building. Due to the shift in building, there is a change in grading resulting in an increase to the length of the proposed retaining walls.

The infiltration basin is still in the same location. Additional drainage structures were added at the driveway. Two manholes for the sewer system and a few bends for the water main layout have been added. The original layout for utilities on Fink Road has not changed.

The amount of landscaping has not changed, however plantings have been rearranged on the site. Lighting fixtures have increased due to the longer driveway proposed.

Chairman Gosselin inquired if the drainage calculations have changed due to the proposed modifications. Mr. Galton stated their engineering group usually review stormwater calculations to ensure that nothing will change. Square footage of the building has increased from 76,000 square feet to 89,000 square feet. The entrance increased by 13,000 sq. ft. or 17%.

Edd Cote asked if the net impervious area has changed and how? Mr. Galton stated the new impervious area has increased slightly due to the size of the new entrance. Pavement is decreased and landscaping contributes to a reduction to impervious. There is an increase of impervious area from the original approved plan. Paul Piktelis asked if CLA had done new drainage calculations. Mr. Galton replied no.

Mr. Galton stated roof drains are tied into the drainage system to manholes. With the increase in the size of the building, Mr. Galton does not foresee an issue with the proposed changes as the system was designed to handle additional capacity.

Chairman Gosselin would like additional information to ensure that there is not any increased flow to Route 146. He is concerned that there could be additional flow down the hill. Mr. Galton would have to do full drainage calculations in order to provide that information.

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Chairman Gosselin would not be willing to vote unless the Board has hard numbers on drainage especially with an active lawsuit.

Mr. Galton inquired if the Board is comfortable with other changes. Chairman Gosselin would like information on the retaining walls as they impact drainage. Mr. Gosselin would like to have the Town engineer review proposed changes.

Scott Despres inquired as to why the building had to shift. Mr. Galton said the entrance was larger and in order to get the driveway around the building and still meet setbacks as well as stay away from the wetlands, the building had to be shifted. Mr. Despres asked why the entrance is so much larger.

Dan Fawcett of Wide World of Indoor Sports provided an overview of the larger building. There will be more video games, larger food offerings, and more tables for viewing while people are waiting in line to utilize the go carts. People will pass more time in that area. A video room needs to be created as participants need to watch a video before using the carts.

Mr. Fawcett stated there should be less traffic with reduced parking and larger space for other entertainment options and snack bar. The carts are electric, not gas operated. The goal is to have the facility open throughout the year with extended hours on weekends, school vacation weeks and summer.

Steve Sangermano, owner of Wide World said once calculations are done, they could review and see if they would have to tighten up the building if it needs to be a bit smaller. Mr. Fawcett said they may be able to reduced paved areas and increase overflow area to address some of the added impervious area.

Board members would like to see updated drainage calculations, offsets to increase in impervious area as well as structural data on retaining walls over six feet tall. Mr. Galton will follow up with Kevin Flynn to get the numbers on the increase of impervious area and speak with Town engineers and DPW to see if pervious pavers can make up the difference.

Wayne Wunschel of Fink Road asked if the Town is responsible for the road that is to be constructed. Chairman Gosselin said if the Town accepts it then yes. Mr. Wunschel inquired if a new traffic study would be needed as he has safety concerns. Chairman Gosselin stated no. Mr. Wunschel would like to be informed of updates based on conversations with Wide World of Indoor Sports.

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Mr. Wunschel inquired about noise from the carts. It was restated that the carts are electric, not gas. They will be maintained on site.

Richard Parella, 3 Mitchell Road stated his main concern is with water flowing down Route 146. Chairman Gosselin noted that the applicant is working with the State on this matter.

Mr. Galton stated there are no drainage structures on Fink Road now and Wide World does not intend on installing drainage there. Water and sewer will be installed on Fink Road. Mr. Galton will reach out to Kevin Flynn to address items the Board has brought forward and will provide updated information.




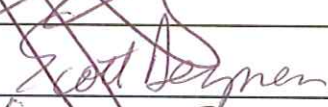

**Adjournment**

Edd Cote made a motion to adjourn the meeting, seconded by Paul Piktelis, voted unanimously. Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Michelle T. Desorcy

ATTEST:

  
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# TOWN OF MILLBURY DEPARTMENT OF PLANNING & DEVELOPMENT

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-0438 • FAX. 508 / 865-0857

## PLANNING BOARD AGENDA

April 11, 2016

- 7:15 p.m. Mike Duhigg, Direct Network Services, 12 Martin Street, 40 Elmwood Street, 58 Elmwood Street - Public Hearings Continued
- 7:20 p.m. Matthew LaPlante, 36 Stone Road - Accessory Dwelling - Public Hearing
- 7:30 p.m. Mark Vigliatura, 12 Carousel Drive - Public Hearing Continued
- 7:45 p.m. Wide World of Indoor Sports – Minor Modifications  
Philip Day, Jr. & Diana Day, Rindge Street, ANR

### Other Business:

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

RECEIVED  
TOWN CLERK  
16 APR -8 AM 9:02  
MILLBURY, MASS

SIGN-IN SHEET

Date/Time

Mike Dehigg - 12 Martin St. / 40 + 58 Elmwood St  
 April 11, 2016 7:15 PM Public Hearing Continued

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SIGN-IN SHEET

Date/Time

Matthew LaPointe - 36 Stone Rd. Accessory Dwelling  
April 11, 2016 7:20 P.M. Public Hearing

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SIGN-IN SHEET

Date/Time April 11, 2016 7:30 PM  
Public Hearing Continued  
Dr. Vashistha - 12/10/2015 Dr. Arora's Meeting

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**SIGN-IN SHEET**

Under World of Indoor Sports - Discuss Modifications  
 Date/Time April 11, 2016 7:45 PM

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		YES	NO
1 <i>James Reynolds</i>	3 <i>Link RD W. Hwy</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 <i>Russell J. Ansell</i>	3 <i>Maintenance RD Mt. Crosby</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 <i>Dan Fausen</i>	8 <i>Side Mill Lane Lumberton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 <i>Lou Goswami</i>	<i>WWS</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SIGN-IN SHEET

Date/Time Philip Day Jr + Diana Day Kindy St. AOR

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Karen Kaugon GBI	14 West Street Douglas		
2 Jane Farmer	35 Main Rd		
3 Stacy Clemente	35 Main Rd Milbury		
4 <del>Diana Day</del>	18 Woodford St		
5 <del>Philip Day Jr</del>	15 Woodford St		
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