

MILLBURY PLANNING BOARD

MINUTES

April 13, 2015

15 SEP 16 AM 9:11

The regularly scheduled meeting was held on Monday, April 13, 2015, at 7:15 p.m., in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent: Jeff Markarian

7:15 p.m. Minutes

Motion to approve minutes of March 9, 2015 by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

Motion to approve minutes of March 23, 2015 by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

7:20 p.m. Other Business

MEPA consultation session regarding the Ramshorn Dam will be held this Friday at 1:00 p.m., in the large conference room in the Municipal Office Building

Stratford Village: a new buyer has contacted the town planner and requested agenda time for May.

Ms. Connors advised that she has been asked by the Board of Selectmen to review the proposed zoning amendments with them at their meeting on April 14, 2015.

May 25, 2015 Planning Board Meeting: Motion by Edd Cote, seconded by Paul Piktelis, to cancel the Planning Board meeting of May 23, 2015, due to the Memorial Day holiday, motion carried unanimously.

Planning Board deadline for submission: Mr. Gosselin proposed a noon deadline on the Wednesday prior to the Monday Planning Board meeting, for submission of any materials that the Board may need to review. The Board agreed.

7:30 p.m. Millbury Self Storage Providence Street Public Hearing, Cont.

Mr. Georges asked the applicant about the producer of the walls depicted on the revised plan. He is asking because he wanted to be sure he had no conflict. After a short discussion it was determined that no conflict existed.

Bill Blais from Andrew Survey was present to address the Board.

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LEI withdrew its application, and will no longer be a shared part of bringing water and sewer out to the site. Therefore, septic and private water is now part of the plan.

Additional lighting has been added to the plans, and lights have been changed to LED fixtures. The walkway has been extended and it is concrete. No handicap ramp is necessary as the transition from pavement to sidewalk is flat. The solar panel credit program that the applicant was proposing has been cancelled. They are no longer included on the plan.

Fencing, security system is now included on the plan. The Fire Department will have access to security codes, etc., and the plan verifies that the fire apparatus can meet turning radii.

Sign design has been added.

Mr. Gosselin asked about his previous comment to tie into the town line, and more delineation of wetlands. Two town bounds have been tied in, and one corner of the property is on the town line. Because LEI pulled its application, a bound at that corner will be added. . Mr. Gosselin would like it depicted on the plan.

Mr. Gosselin asked if the abutting property does get developed, would the applicant tie into town sewer at that point? Yes it could be done, but there is only one toilet and one sink on the property.

LEI was going to add a hydrant also but with its withdrawal there won't be one there, the Fire Chief will have to be notified of this.

A sample of the façade was brought in for the Board's review.

Plantings along the street have been swapped for dogwoods, and lower growing trees.

Motion to continue the public hearing to Monday, April 27, 2015, at 7:45 p.m., by Edd Cote, seconded by Paul Pikelis, motion carried unanimously.

Chairman Richard Gosselin declared a ten minute recess.

8:00 p.m. Vassar – Grafton Street Definitive Subdivision Plan Public Hearing, cont.

Edd Cote read the public hearing notice. He also read letter dated March 12, 2015 from the applicant requesting an extension of the Definitive Subdivision Plan and a waiver of the \$300 submission fee.

Ms. Connors advised the Board that the extension granted to the project last year was for the Site Plan Review permit only. The public hearing notice included the Definitive Plan extension,

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but that was not expiring at that time. The formal request and submission fee was never received by the Board. The Board correctly voted on the Site Plan extension for the multi-family application, but there could not be a vote on the Definitive Plan at that time. The necessary paperwork was not received within the 14 days, so that part of the vote is invalid.

Ms. Connors advised the Board that the applicant has asked for a waiver of the fee, however, there is work involved with this submission, and she recommends that the Board does not waive the fee associated with it.

Cheryl Vassar was present to address the Board. This project's deadline expires tomorrow.

Ms. Connors advised that May 12, 2017 is the extension date for the Site Plan portion of the project. There is a buyer for this project already.

Chairman Gosselin opened the meeting to the public.

Motion to close the public hearing by Paul Piktelis, seconded by Edd Cote, motion carried unanimously.

Motion to deny the request to waive the submission fee by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

Motion to extend the completion date for the Definitive Plan decision for Vassar Estates, to May 12, 2017, by Edd Cote, seconded by Paul Piktelis, motion carried unanimously.

Adjournment

Motion to adjourn by Michael Georges, seconded by Paul Piktelis, motion carried unanimously.

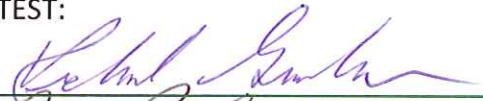
Respectfully submitted,

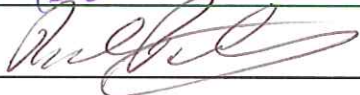
Susan M. Dean

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ATTEST:













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 13, 2015

RECEIVED
TOWN OF MILLBURY
15 APR -8 AM 9:50
MILLBURY, MA 01527

- 7:15 p.m. Mail, Minutes, Vouchers
- 7:30 p.m. Providence Street-Millbury Self-Storage Site Plan Review Public Hearing
- 8:00 p.m. Vassar Estates Definitive Subdivision Plan – Grafton Street
Request for Extension – Public Hearing

Other Business:

- All business not reasonably anticipated to be discussed

Subject to Change