

MILLBURY PLANNING BOARD
MINUTES
April 24, 2017

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 24, 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

Absent: Michael Georges

7:15 p.m. Thomas Stratford, 221 Riverlin Street – Site Plan Review and Stormwater Management Permit - Public Hearing Continued

Bob Murphy from Murphy & Associates represented the applicant. Mr. Murphy has been working with Stantec and the Town Planner and provided a general overview of the project. The land is an existing non-conforming lot in Industrial I zone. Mr. Murphy will go before the Zoning Board on Appeals (ZBA) on April 26, 2017 requesting a variance for frontage and area. Mr. Murphy will be requesting a continuance of this public hearing as there will be an updated plan following the results of the ZBA meeting. Mr. Murphy has met the requirements of the Stantec review and is working on the Town Planner's requests.

Mr. Murphy indicated that there will be some waiver requests including sloped granite curbing, showing one foot contours only in areas where the slope is less than 5% as well as omitting landscaping within the parking areas but rather proposing trees along the perimeter of the parking area. Mr. Murphy will be utilizing best management practices for a low impact drainage system. An above ground infiltration basin is proposed with landscaping around it.

Edd Cote inquired if Mr. Murphy had spoken with the Fire Chief to ensure there is adequate turning radius for the tower truck on the property. Mr. Cote would like comments from the Fire Chief provided. Town Planner, Laurie Connors will reach out to the Fire Chief.

Edd Cote noted that the plan shows a snow storage area that looks like it could be pushed onto someone else's property. General discussion followed. Mr. Murphy will provide a snow storage area on the plan where there is no proposed parking.

Ms. Connors inquired if Mr. Murphy is proposing vegetation around the detention basin. Mr. Murphy intends to landscape the slopes that will hide the basin. Ms. Connors also inquired about street tree placement. Mr. Murphy will show shade trees along the front of the property in lieu of landscaping trees.

MILLBURY PLANNING BOARD
MINUTES
April 24, 2017

Chairman Gosselin indicated that he would like to see plantings to hide the detention basin. Mr. Gosselin requested that Mr. Murphy update the plan to show the iron pipe in the northwest corner.

Chairman Gosselin initiated discussion how water will be collected and remain on the property. Mr. Gosselin does not want water flowing onto other properties. Mr. Murphy stated the water flows to either side of the building and will remain on the property. Mr. Murphy will add spot grades on the plan so that the Board can follow the direction of flow on the property.

Mr. Murphy requested a continuance of the hearing for two weeks.

Edd Cote made a motion to continue the public hearing to May 8, 2017 at 7:45 p.m., 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 Continued

Michael Hassett from Guerriere & Halnon represented the applicant and provided an update to the Board following review and comments from Stantec and the Town Planner. The plan reflects a full scope of clearing of vegetation and regrading for site distance. Additional details regarding wheelchair ramps have been added to the plan. Iron pins in lot corners have been added to the plan. In addition, the plan has been updated to reflect MA DOT construction standards with regard to bituminous curbing as requested by the Board.

After general discussion and plan review, Edd Cote made a motion to close the public hearing, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion for grant a waiver request of the Millbury Zoning Bylaws under Section 12.44 (c) waiving the requirement to submit an isometric line drawing, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to grant the request for a waiver under Section 12.45 (k) to allow impervious areas within required landscaping setbacks, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to grant the request for a waiver under Section 12.45 (o) to allow bituminous concrete curbing around the perimeter of driveways and parking areas and haunch concrete curb where sidewalks abut parking areas and buildings, seconded by Paul Piktelis, voted unanimously.

MILLBURY PLANNING BOARD
MINUTES
April 24, 2017

Edd Cote made a motion to grant the request for a waiver under Section 12.45 (q) to allow interior landscaping covering less than 5% of the total area of the parking lot, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to grant the request for a waiver under Section 33.32 to allow a driveway within 270 feet of another such driveway on the same side of the road, and within 230 feet of an intersecting street sideline, with visibility being less than 400 feet in each travel direction, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to approve Site Plan Review and Stormwater Management Permit as show on plan entitled "Definitive Site Plans For "400 Southwest Cutoff, (Lot A) Latti Farm Road", A Commercial Development in Worcester & Millbury, Massachusetts", last revised on April 13, 2017 and prepared by Guerriere & Halnon subject to conditions a through r as referenced in the decision document, seconded by Paul Piktelis, voted unanimously.

7:45 p.m. Cobblestone Village – Discuss Culvert Replacement/Building Permit

Steven Venincasa representing Cobblestone Village provided a general update on the project including site and utility work.

Mr. Venincasa indicated that a condition of approval within the Cobblestone decision is that a culvert and piping is to be replaced prior to any building work taking place. Mr. Venincasa stated that due to the multiple rain events, the water is flowing heavily in the brook area. Mr. Venincasa could do the work now, however if done in July and August they would not have to redirect the water. Mr. Venincasa inquired if the Board would allow him to get a building permit first and then conduct the culvert work in the summer. Mr. Venincasa does not want to change the scope of the work, but rather the timing of the work.

Chairman Gosselin confirmed that the request is for one building permit only. Mr. Venincasa said yes.

Larry Richards, 6 Lincoln Avenue stated that he attended the public hearings for the project and it was his understanding that the storm drainage to the brook was supposed to be done first thing and prior to construction of any buildings. Mr. Richards is concerned that if something happens of a negative nature with the project that the work will not get done. If the storm drain is not corrected, Mr. Richards' property could be negatively impacted from the flow.

Chairman Gosselin asked if there was standing water now. Mr. Richards indicated that anytime it rains, the area spreads out and then recedes. Over the years, there has been some erosion.

MILLBURY PLANNING BOARD
MINUTES
April 24, 2017

Chairman Gosselin does not think trying to do the culvert work with water racing is the best solution, however does not want the homeowners to be at risk if there is water buildup. Mr. Gosselin was wondering if sand bagging would help to keep water in the channel. Mr. Richards stated that whatever the engineers think will work is fine with him.

Chairman Gosselin stated that it makes sense that the work can get done quicker and more efficient when there is less water flowing. Edd Cote went to the site and water is flowing in that area. Mr. Richards is afraid the work will not get done. Chairman Gosselin indicated that there would be minimum flow in August.

Steve Venincasa noted that there is leaf cover in that area. Chairman Gosselin asked if Mr. Venincasa could pull the leaves out of the area. Mr. Venincasa will open the channel per the Board's request and keep it open until August when the work can be done.

Mat Ashmankas, 5 Millbury Terrace and member of the Conservation Commission stated that he asked the Department of Public Works to clean out the area. If the developer wants to do the work, he needs authority from land owners if he is going to access over private property. General discussion followed about the proposed piping and connection for the culvert repair.

Richard Dupre, 4 Lincoln Avenue stated that the Town had done some work some years ago that created the problem. Mr. Dupre is not going to clean out the area.

Mr. Venincasa explained that the detention basin is approximately 80% complete, the infiltration bed is installed and there is no impervious surface on that site. The project site should not be contributing any additional water toward the brook site. The neighbors present at the meeting agreed to let Mr. Venincasa on their property to clean out the basin. Mr. Ashmankas suggested that there is a daily inspection of the area. Mr. Venincasa agreed to do that as well.

The Board discussed and agreed that August 31, 2017 is the deadline to get the work done. One building can be released. Prior to any other building being constructed the work must be completed.

Edd Cote made a motion for a minor modification to the Decision to authorize replacement of a 15" pipe in the culvert in Lincoln Avenue and allow the issuance of one building permit. Work must be completed before the issuance of the second building permit or by 8/31/17 whichever comes first, seconded by Paul Piktelis, voted unanimously.

MILLBURY PLANNING BOARD
MINUTES
April 24, 2017

Edd Cote made a motion to modify the original motion to include: Applicant will monitor and clean the opening of the 15" pipe as necessary, seconded by Paul Piktelis, voted unanimously.

The Board took a five minute recess.

8:00 p.m. Cellco Partnership d/b/a Verizon Wireless, 428 Greenwood Street – Minor Modification Wireless Special Permit

Victor Manougian of McLean Middleton, Ann McGuinness of SAI Communications, John Menezes from Nexius and Jason Harrison from Structure Consulting Group were present on behalf of the application for an administrative minor modification for a wireless special permit. Equipment and antennas are replacing decommissioned Nextel equipment. In addition, a 30 kw diesel generator will be installed on a four foot by eight foot concrete pad .

The equipment will be located at 108' on the tower. The equipment on the tower will consist of twelve panel antennas, twelve remote radio heads and two OVP boxes mounted to a low profile antenna platform. No structural modifications are required. Equipment will not interfere with existing equipment on the tower.

Chairman Gosselin is concerned with upgrades extending into the GPS frequency. Mr. Manougian indicated that the numbers are not close to that and the modification will not create any frequency interference.

Edd Cote made a motion to approve a minor modification to the Sprint PCS Wireless Communications Facility Special Permit issued on September 28, 2001, property located at 428 Greenwood Street in order to collocate on the existing pole twelve antennas, twelve radio heads, two OVP boxes and mounted equipment, seconded by Paul Piktelis, voted unanimously.

Town Planner, Laurie Connors inquired if the antennas not being utilized will be removed. Mr. Manougian responded that is up to Crown Castle and the previous cell carrier.

Other Business

Minutes

Edd Cote made a motion to accept the minutes of November 14, 2016 as modified, seconded by Paul Piktelis, voted unanimously.

Board members signed vouchers.

MILLBURY PLANNING BOARD
MINUTES
April 24, 2017

Edd Cote initiated discussion with regard to cell carriers coming before the Board with regard to collocating on existing poles. The Board cannot turn down these types of applications and Mr. Cote wondered if there is any way to streamline the process or if there is a need for carriers to come before the Board. Chairman Gosselin was not in favor of the idea of carriers not coming before the Board. Ms. Connors noted that some communities do not come before the Planning Board and go straight to the Building Department. The Board can change the policy if the Board wishes.

New Business

Summer Schedule

Edd Cote made a motion to cancel June 12, 2017 meeting seconded Paul Piktelis, voted unanimously.

Edd Cote made a motion to cancel July 10, 2017 meeting, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to cancel August 14, 2017 meeting and August 28, 2017 meeting and re-schedule a meeting for August 21, 2017 in the large conference room, seconded by Paul Piktelis, voted unanimously.


Adjournment


David Haak made a motion to adjourn, seconded by Paul Piktelis voted unanimously. Meeting adjourned at 9:10 p.m. Chairman Gosselin thanked David for his service to the Board.


Respectfully submitted,

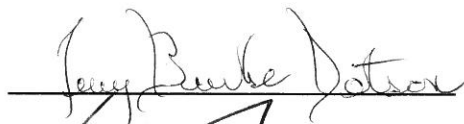
Michelle T. Desorcy


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

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- 7:15 p.m. Thomas Stratford, 221 Riverlin Street - Site Plan Review and Stormwater Management Permit - Public Hearing, Continued
- 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 Continued
- 7:45 p.m. Cobblestone Village - Discuss Culvert Replacement/Building Permit
- 8:00 p.m. Cellco Partnership d/b/a Verizon Wireless, 428 Greenwood Street - Minor Modification Wireless Special Permit

New Business:

Other Business:

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

RECEIVED
TOWN CLERK
17 APR 21 AM 10:26
MILLBURY, MASS

SIGN-IN SHEET

Date/Time Thomas Stamford Be: 221 Riverfront
April 24 2017 2:15pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	Bob Murphy	214 Wing St Gretna	<input checked="" type="checkbox"/>	
2	Matthew K. Swales	5 Milling Terrace	<input checked="" type="checkbox"/>	
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SIGN-IN SHEET

Date/Time

R. Weatherford
April 24, 2017 7:30pm

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 <i>Michael Hester</i>	<i>1029 Providence Road, Whitesville, MA</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SIGN-IN SHEET

Date/Time April 24, 2019 7:45 PM
Chick Stone Village

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SIGN-IN SHEET

Date/Time April 24, 2017 8:20 pm
Called Alpha Version 4280 Mainwood St.

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