

MILLBURY PLANNING BOARD  
MINUTES  
May 8, 2017

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 8, 2017 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Edd Cote, Terry Burke Dotson, Paul Piktelis, Michael Georges

Absent:

**7:15 p.m. Cheryl & Jeffrey Vassar, 126 Grafton Street, modification of Multi-Family Special Permit and modification of a Definitive Subdivision Plan - Public Hearing**

Edd Cote read the public hearing notice for modification of a multi-family special permit and modification of a definitive subdivision plan to extend the timeline for construction of a two-family dwelling, roadway and associated improvements for a period of two years. Mr. Cote also read a letter from Mr. & Mrs. Vassar indicating that the subdivision plan is set to expire May 12, 2017 and expect the project to be completed within the two year extension request.

Cheryl Vassar, 126 Grafton Street updated that Board that they have contracted with a tree removal company and have met with GBI Builders who will be finalizing the proposed duplex plans. Ms. Vassar noted that approximately two to three weeks after tree work is completed, GBI will begin work.

Chairman Gosselin indicated that the Board will only consider a one year extension. Chairman Gosselin would like to see the roadway cut in and the project be substantially completed by the end of the extension period. The Board members are in agreement with a one year extension.

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

Edd Cote made a motion to grant a modification to the certificate of approval of a definitive plan dated April 14, 2008 for Vassar Estates Definitive Subdivision Plan, Grafton Street, Town of Millbury, Massachusetts dated January 9, 2008, recorded in the Worcester Deed Book 874, Plan 18 prepared by Land Planning; motion to extend the completion date one year until May 8, 2018, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to approve an extension of construction deadline for a multi-family special permit under Article 1, Section 14.11 (a) of the Millbury Zoning Bylaws for twelve months to May 8, 2018, seconded by Paul Piktelis, voted unanimously.

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**7:30 p.m. United Material Management, 333A Southwest Cutoff, Minor Modification to Site Plan**

Whitney Hall from Green Seal Environmental came before the Board to identify four proposed changes to the previously approved plan. Aquarion Water Company wanted greater separation in the street for utilities. There will be a separate trench for water and underground electric.

The applicant could realize significant cost savings if the Board accepts the proposed changes. The retaining wall at the back of the building is fourteen to fifteen feet high and approximately four hundred fifty feet long. Mr. Hall is proposing moving the wall twenty-one feet from the property line which reduces the retaining wall to six feet. The building would also be moved five feet from the property line. Mr. Hall identified a second retaining wall area with a three to one slope. Mr. Hall is proposing moving the existing wall back maintaining a two to one slope and eliminating the retaining wall altogether. The edge of the detention pond will remain a three to one slope. Mr. Hall will provide erosion control stabilizing a two to one slope by the roadway. The final proposed change to the plan/building design is that one truck door has moved.

General discussion followed with regard to any potential change in pitch of the building due to the proposed changes. There will not be any significant change in pitch and no parking spaces will be lost due to the changes. Mr. Hall indicated that the Fire Chief is satisfied with the twenty foot roadway access. Edd Cote would like something in writing from the Chief. Laurie Connors will reach out to the Chief.

Chairman Gosselin would prefer a three to one slope rather than a two to one slope near the detention basin. With a two to one slope there would need to be some large stone for erosion control not crushed stone. Mr. Hall would prefer utilizing grass for erosion control but could do rip rap. Chairman Gosselin would like the rip rap and erosion controls that stand the test of time. Mr. Hall will update the plan to include additional erosion control details. Mr. Hall will make the proposed changes and come back to the Board May 22, 2017 at 7:15 p.m.

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**Other Business**

Minutes:

Edd Cote made a motion to accept the minutes of March 27, 2017 as written, seconded by Paul Piktelis, four members voted in favor, none opposed, Terry Burke Dotson abstained.

The Board updated/endorsed member information for the Worcester Registry of Deeds.

**7:45 p.m. Thomas Stratford, 221 Riverlin Street – Site Plan Review and Stormwater Management Permit - Public Hearing Continued**

Robert Murphy from Murphy Associates represented the applicant for phase one of a two phase project called Stratford Park. Mr. Murphy went before the Board of Appeals who approved waivers on an existing non-conforming lot. The waiver approvals were for square footage and frontage. The Board of Appeals also approved allowing parking within the side yard setback of five feet from the eastern property line.

Mr. Murphy provided updates to the plan. A handicap ramp has been added and notes have been revised on the detail sheets. Mr. Murphy has added landscaping for street trees and more shrubbery. The plan also identifies the survey pins on the site. Mr. Murphy noted that the applicant does not have a tenant yet. He further indicated that the use will be an allowed use within the Industrial I zone. The applicant will come back to the Board with finalized plan designs and use.

The Board and Planner reviewed the plans and identified some items that need to be updated on the plan. One pin needs to be shown on the plan, plan revision dates need to be updated and shown on the cover sheet, handicap ramp details need to be corrected. At the request of the Chairman, spot grades are to be added to the plan to ensure that water is not running on abutting properties.

**New Business**

Laurie Connors received a Decommissioning Bond for the solar farm on Valente Drive in the amount of \$ 18,338. Ms. Connors forwarded this to Town Counsel who made some changes that the folks from the solar farm agreed to. Ms. Connors has the original bond. A cover sheet accompanied the Bond for sign off from the Board accepting the bond. A Decommissioning Bond is required as a condition of occupancy.

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April 29, 2018 is the expiration date on the Bond. Once the date is passed, the bond automatically renews. The Chairman would like additional funds in the event the owners walk away from the project and do not renew the bond. General discussion followed as to the potential risk of the bond as written. Ms. Connors will reach out to the owners that the Board would like a cash deposit.

**Other Business**

Reorganization of Board Members

The meeting was turned over to Town Planner, Laurie Connors to entertain nominations for Planning Board annual reorganization.

Edd Cote made a motion nominating Richard Gosselin, Chairman, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion nominating Paul Piktelis, Vice Chairman, seconded by Michael Georges, voted unanimously.

Paul Piktelis made a motion nominating Edd Cote, Clerk, seconded by Michael Georges, voted unanimously.

Edd Cote made a motion nominating Richard Gosselin for CMRPC representative, seconded by Paul Piktelis, voted unanimously.

General discussion followed as to how many members would sign ANR plans. Chairman Gosselin indicated that the Board requires one signature, however all members would have the ability to sign. Board members were in agreement.

Edd Cote made a motion that approval of ANR plans requires a majority vote but can be endorsed by a minimum of one member, seconded by Paul Piktelis, voted unanimously.

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**Adjournment**

Paul Piktelis made a motion to adjourn, seconded by Michael Georges, voted unanimously.  
Meeting adjourned at 8:12 p.m.

Respectfully submitted,

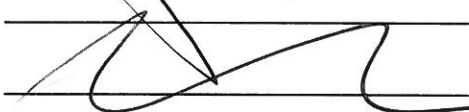
Michelle T. Desorcy

ATTEST:

  
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# TOWN OF MILLBURY *DEPARTMENT OF PLANNING & DEVELOPMENT*

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-4754 • FAX. 508 / 865-0857

## PLANNING BOARD AGENDA

May 8, 2017

- 7:15 p.m. Cheryl & Jeffrey Vassar, 126 Grafton Street, modification of a Multi-Family Special Permit and modification of a Definitive Subdivision Plan – public hearing
- 7:30 p.m. United Material Management, 333A Southwest Cutoff, Minor Modification to Site Plan
- 7:45 p.m. Thomas Stratford, 221 Riverlin Street - Site Plan Review and Stormwater Management Permit - Public Hearing, Continued

### New Business:

### Other Business:

- Reorganization of Board Members
- Update/Endorse Member Information for Worcester Registry of Deeds
- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

RECEIVED  
TOWN CLERK  
17 MAY -4 AM 11:58  
MILLBURY, MASS.

SIGN-IN SHEET

Date/Time May 14 7:15 pm Missur

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 <u>Luigi Leason</u>			
2 <u>Chitrey Hall</u>	<u>Mc Kays St Millbrook</u>		
3 <u>Bob Murphy</u>	<u>Green Seal Innwoodmont</u>	<input checked="" type="checkbox"/>	
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SIGN-IN SHEET

*United Material Management*  
Date/Time 5/8/17 9:30 p.m.

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SIGN-IN SHEET

Date/Time Thurs 5/21/12 7:45 pm

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