

MILLBURY PLANNING BOARD
MINUTES
May 9, 2016

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TOWN CLERK
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MILLBURY, MASS.

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 9, 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, David Haak, Paul Piktelis, Michael Georges

7:15 p.m. Reorganization

Chairman Gosselin opened the meeting and welcomed the Board's newest member, David Haak. Chairman Gosselin the meeting over to Interim Planner, Kevin Flynn for reorganization of Planning Board officers.

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

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

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

Edd Cote made a motion to appoint Richard Gosselin as the Board's representative to Central Mass. Regional Planning Commission, seconded by Paul Piktelis, voted unanimously.

Other Business

The Worcester Registry of Deeds requires updated information of all elected Board members, including signatures and appointment/expiration dates. This information is needed to record plans. Board members provided information/signatures as requested.

Minutes

Edd Cote made a motion to accept the minutes of April 25, 2016 as amended, seconded by Paul Piktelis, voted four in favor, David Haak abstained.

7:20 p.m. Wide World of Indoor Sports - Minor Modifications

Rodney Galton of CLA engineers, Inc. represented Wide World of Indoor Sports for proposed minor modifications to the approved site plan. The Planning Board wanted clarification on

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some issues. Mr. Galton provided information to Interim Planner, Kevin Flynn with regard to changes in drainage, building location and retaining walls.

Mr. Galton did calculations and with the proposed modifications to the plan, there was an increase of 2,140 square feet of impervious area. Mr. Galton suggested converting some of the parking (13 spaces) to pervious asphalt. Interim Planner Flynn provided information to the Board regarding the use of porous pavement that is encouraged by MA DOT. It has been used in various projects including a Park and Ride lot in Massachusetts. Porous pavement reduces stormwater runoff by allowing rain falling on the pavement to penetrate the surface. Mr. Galton stated that the proposal of pervious pavers instead of thirteen parking spaces would result in the replacement of square footage one for one.

Michael Georges inquired if there would be any issues transitioning from pervious to impervious pavement such as potential frost heaves influencing snow plowing, etc. Mr. Galton stated the University of CT has utilized pervious pavers and has not had any issues with maintenance.

Edd Cote initiated discussion on the effects of the stormwater runoff with the proposed modifications. Edd Cote inquired if there will there be an increase to stormwater. Mr. Galton stated there would be an increase of approximately 25,000 square feet of surface. Mr. Flynn inquired if that was due to the increase to the size of the building. Mr. Galton stated that some of the increase is due to the realignment of the driveways. Edd Cote asked if the design can handle the additional stormwater. Mr. Galton stated that based on the stormwater calculations, they are just hitting the emergency spillway for the one hundred year storm.

Paul Piktelis inquired if Stantec has reviewed the proposed changes. Mr. Flynn said no. Chairman Gosselin asked for an update as to how runoff would impact Route 146. Mr. Galton stated MA DOT required CLA to do additional test pits. Mr. Galton has located an area at the first seventy feet of roadway where groundwater is low. They would propose changes to the roadway that could completely eliminate the runoff to Route 146. They could put some underground recharge in place using an underground chamber to detain and infiltrate.

Edd Cote asked if there would be any impact to the two downgradient properties. Mr. Galton stated the homeowners would not see the chamber as it will be underground. The chambers would be on Wide World of Sports private property.

Edd Cote stated the original plan was approved to be a public way and now there is mention of a private road. Edd inquired if the original decision would need to be amended. Discussion followed whether or not the proposed changes to the approved plan would be considered

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minor or major modifications. Kevin Flynn stated there are multiple issues and the Board will ultimately determine if the changes are minor or major modifications.

Chairman Gosselin would like the perspective of the Town's engineer on the proposed changes especially where water and drainage are significant issues. Mr. Galton will provide bullets with specific details to Interim Planner Flynn that will be shared with the Town engineers. Mr. Galton would be willing to revisit the Board in two weeks. Mr. Galton also informed the Board that he has met with the DPW Director and has provided correspondence to MA DEP based on questions presented to him.

Chairman Gosselin would like to see a reduction in stormwater runoff rather than just meeting it. Mr. Galton would look into the costs of pervious asphalt throughout the site if the Board would consider that alternative. Mr. Galton also mentioned that additional catch basins would be installed for drainage to the chambers.

Attorney Donald O'Neil, representing the Parellas and Wunschells does not believe the proposed changes are minor especially adding 25,000 square feet to the detention stormwater system. Attorney O'Neil stated it has already been found through the DEP (Department of Environmental Protection) appeal that not enough information has been provided to comply with the stormwater management requirements. It is Attorney O'Neil's opinion that because the decision is on appeal, the Board cannot make changes to it. While the case is on appeal, Attorney O'Neil believes jurisdiction is frozen; the project is not approved nor is it rejected.

Chairman Gosselin would like to reach out to Town Counsel to inquire if the Board can amend the decision.

The Board will keep this item on the agenda for the next meeting.

7:30 p.m. Matthew LaPlante, 36 Stone Road, Accessory Dwelling Special Permit Public Hearing, continued

The applicant requested a continuance of the public hearing.

Edd Cote made a motion to continue the public hearing to May 23, 2016 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

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New Business

AT&T, 65 Canal Street - Minor Modification LTE2C

Kristen LeDuc represented AT&T. They are swapping out existing antennas located on the smoke stack. There will be not any changes to frequencies.

Edd Cote made a motion to approve minor modifications identified as project LTE2C, seconded by Paul Piktelis, voted unanimously.

442 Greenwood Street Solar – Minor Modification

Miguel Linera, Sr. Project Manager with Solect Solar was present to provide an overview of the minor modifications to approved solar facility to be located at 442 Greenwood Street.

The original plan was to interconnect to the utility at the rear of the property through an easement. The utility does an impact study and decides where the interconnection should take place. The utility has responded that they would like the interconnection along Greenwood Street rather than at the rear of the property. The proposal is to connect to an existing pole on Greenwood Street. There would be three poles coming on to the property and the rest of the service would be underground. Mr. Linera also stated the transformer pad and inverter pad would be placed inside the loop road.

There will also be less cutting of trees in the rear of the property due to the minor modification. Mr. Linera provided clarification to Board members that there is single phase power on Greenwood Street currently, however there will be an upgrade to three phase for this project.

Edd Cote noted that the inverters were previously going to be placed in a wooded area and inquired if the new location would affect the neighbors regarding additional noise. Mr. Linera stated the closest property is approximately 320 feet away and he did not foresee negative impacts. They will also be building a concrete wall around the inverter in order to mitigate sound.

Edd Cote thought this modification may be less disruptive than what was previously approved. Paul Piktelis did not have any issues with the proposed modification.

Edd Cote made a motion to approve minor modification for a proposed ground mount solar located at 442 Greenwood Street conditional of receipt of an updated plan reflecting changes discussed, seconded by Paul Piktelis, voted unanimously.

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Nick Grande, Regen Builders – ANR Map 31 Lot 30

Nick Grande provide an overview of a plan to divide existing property into three lots. General discussion followed.

Chairman Gosselin informed Mr. Grande that the Board requires iron pins on lots. Chairman Gosselin also look for three sets of coordinates on the plan, however the plan before the Board only shows two. This information is needed to update GIS information for the assessors.

The Board wants to see points on all corners of lots one and three. Iron pins must be identified. A coordinate value on the drill hole at the edge of the wall should also be included. The plan will not be endorsed until all information is updated on the plan. Interim Planner, Kevin Flynn will provide details to the applicant.

Other Business

ANR Plan Vad-Tech Realty

Byron Andrews from Andrews Survey & Engineering, Inc. presented an ANR plan on behalf of Vad-Tech Realty for property located at River and Waters Street. The applicant would like to divide the existing parcel into two parcels to market as a buildable lot. An access easement has been created for the existing home that abuts the property.

The Board would like railroad spikes set in the paved area replacing the nail as indicated on the plan. The Board will not endorse the plan without the monument change.

ANR Plan Peter J. & Elaine Reed

Byron Andrews from Andrews Survey & Engineering, Inc. presented an ANR plan on behalf of Peter J. & Elaine M. Reed for division of land of 68 McCracken Road.

Edd Cote made a motion to endorse the ANR plan Division of Land of 68 McCracken Road in Millbury, MA prepared by Andrews Survey & Engineering, Inc. dated March 30, 2016 revised ay 9, 2016, seconded by Paul Piktelis, voted unanimously.

26 Sycamore Street

Kevin Flynn informed the Board that a contractor would like to move forward with a project at 26 Sycamore Street that was previously approved. Because many years have passed, the Board recommends that the applicant file a new application.

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Zoning Articles

Chairman Gosselin initiated discussion on articles following up to Town meeting. He mentioned the zoning articles did not pass and was wondering if there's a way to address this through the master plan process. Edd Cote noted that citizen input is part of the overall master plan process. The issue is the people participating in master planning aren't necessarily the same people that show up at Town meeting. General discussion followed as to why zoning changes are challenged at Town meeting. Chairman Gosselin stated the Board wants to encourage business and would rather not be blindsided. The Board also encourages people to attend planning board meetings/hearings to provide input on zoning matters. Kevin Flynn agreed that guidance is usually more helpful than not. Businesses want to know what they need in advance of moving forward with various projects.

Summer Schedule

General discussion ensued about the summer schedule for Planning Board meetings.

Edd Cote made a motion to cancel meetings on June 27, 2016, July 25, 2016 and August 22, 2016, seconded by Paul Piktelis, voted unanimously.




Adjournment

Paul Piktelis made a motion to adjourn, seconded by Edd Cote, 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

May 9, 2016

RECEIVED
TOWN CLERK
MILLBURY, MASS
16 MAY -6 PM 1:23

- 7:15 p.m. Reorganization
- 7:20 p.m. Wide World of Indoor Sports – Minor Modifications
- 7:30 p.m. Matthew LaPlante, 36 Stone Road - Accessory Dwelling - Public Hearing
Continued
- 7:40 p.m. New Business
- AT&T, 65 Canal Street - Minor Modification LTE2C
 - Nick Grande, Regen Builders – ANR Map 31 Lot 30
 - 442 Greenwood Street Solar – Minor Modification
 - 26 Sycamore Street – Site Plan Discussion Only

Other Business:

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

SIGN-IN SHEET

Date/Time Wick Park of Indoor Sports
5/9/12

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 <u>Diya Jemel</u>			
2 <u>Dirk Fawcett</u>	<u>3 Ford Rd Millbury</u>	<input checked="" type="checkbox"/>	
3 <u>Louis Gesualdi</u>	<u>8 Cedar Mill Ln Lyndeboro</u>	<input checked="" type="checkbox"/>	
4 <u>Kristen LeDuc</u>	<u>W L I S</u>		
5 <u>Richard Perrin</u>	<u>Smalint/Off Canal St.</u>	<input checked="" type="checkbox"/>	
6 <u>Donald S O'Neil</u>	<u>3 MITCHELL RD</u>		
7 <u>Alanna E Sheerday</u>	<u>10 Mahanic St Worcester MA</u>	<input checked="" type="checkbox"/>	
8	<u>601 Main St DORSET MA</u>		
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SIGN-IN SHEET

Matthew LaPlante

Date/Time 6/9/16 - continued

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SIGN-IN SHEET

Date/Time ATI - Minor Medication
5/9/16

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SIGN-IN SHEET

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Nick Grande - Ryan Builders
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SIGN-IN SHEET

Date/Time 4/4/2020 5:41 PM

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1 MIGUEL LINERA	37 PLEASANT ST, HOPKINTON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Date/Time 21 September 2016

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SIGN-IN SHEET

Date/Time

Wed Wed Realty
3/4/16 River Street

AMR

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1 <i>Byron G. Andrews</i>	ANDREWS SVY, 104 MENDON ST. UXB.		
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SIGN-IN SHEET

Date/Time Wednesday 11/16
Reed 5/4/16

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1 <u>Spencer Williams</u>	<u>Andrew's Sky, lot Mendon St, Uxg</u>		
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