

MINUTES
MILLBURY PLANNING BOARD
MAY 11, 2015

15 SEP 16 AM 9:11
MILLBURY, MA

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 11, 2015, at 7:00 pm in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Michael Georges, Paul Piktelis, Richard Gosselin, Edd Cote, and Jeff Markarian

7:15 p.m. Reorganization

Town Planner Laurie Connors asked for nominations for Chairman. Paul Piktelis nominated Richard Gosselin, seconded by Jeff Markarian, unanimous.

Town Planner Laurie Connors asked for nominations for Vice-Chair. Edd Cote nominated Paul Piktelis, seconded by Michael Georges, unanimous.

Town Planner Laurie Connors asked for nominations for Clerk. Paul Piktelis nominated Edd Cote, seconded by Jeff Markarian, unanimous.

CMRPS representative: Edd Cote nominated Jeff Markarian, seconded by Paul Piktelis, Jeff Markarian stated that he was unable to assume this position.

Edd Cote nominated Richard Gosselin, seconded by Paul Piktelis, unanimous.

Registry of Deeds – ANR Plan signatures: The Board agreed that a majority vote was required for signatures on an ANR plan, and that any three of the five could sign.

Minutes: Motion by Edd Cote, seconded by Paul Piktelis, to approve the minutes of April 13, 2015, motion carried on a 4-0-1 vote, Jeff Markarian abstained.

7:20 p.m. 12 South Main Street Discussion – Minor Modification to Special Permit

James Cormier was present to present a proposal entitled "New Stairs and New Entry Windows for: Cormier-Chabot, dated February 28, 2015". Mr. Cormier advised the Board that he spoke with the Building Inspector about this proposal and was told that he would have to see the Town Planner because this was originally created by special permit. Ms. Connors advised him that this would be viewed as a minor modification and that he would have to come before the Board. He would like to replace the existing railroad ties with a cement wall, and add another set of stairs.

He also advised the Board that at the time the special permit was issued he was told to remove the brick walkway to the existing driveway. Now cars park there, but they are actually parking on the town's right of way and property. He would like the town to take action on this and prevent cars from parking there.

Mr. Gosselin asked him to remove the existing sign. Mr. Cormier stated that this was not in the original decision, but he would do this, as he agreed it would improve the property.

Ms. Connors advised the Board of the threshold that would require a structural engineer to review the cement wall proposal, and she did not believe that this project would require that.

After some discussion the Board agreed to the proposal for the concrete stairs, new parking space per plan, replacement of vegetation in front of the retaining wall, stairs from the balcony will be removed and replaced with pressure treated wood (new stairs will be completed before old ones are removed and new stairs will be concrete), sign will be removed from the building, and vegetation will be trimmed to improve site distance.

Motion by Edd Cote, seconded by Paul Piktelis, to approve the proposed plan as discussed, motion carried unanimously.

Beach St./Elmwood St. Intersection

Ms. Connors distributed the accident report sheets to the Board. The Board agreed to hold a public meeting to discuss the proposal to modify this intersection, as included in the decision for Brierly Pond II. This would allow residents to give the Board their input. Ms. Connors advised that the DPW Director is in favor of this re-design.

Ms. Connors advised the Board that if they decided not to require the improvements there, they should have the owner, John Burns, give the designated funds of \$40,000 to the DPW Director. Mr. Cote was not sure if this could be done, and Mr. Markarian stated that he wasn't sure that the residents in this area were even in favor of the re-design.

The Board agreed to hold a public meeting on June 22, 2015.

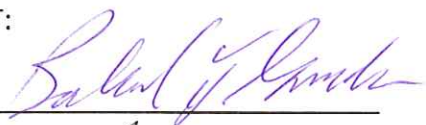
Summer Schedule: Motion by Paul Piktelis, seconded by Edd Cote, to cancel the July 27, 2015 meeting and the August 24, 2015 meeting, motion carried unanimously.

Adjournment: Motion to adjourn by Edd Cote, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Susan M. Dean

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 May 11, 2015

15 MAY - 7 PM 1:18
TOWN OF MILLBURY
MUNICIPAL OFFICE BUILDING

7:05 p.m. Reorganization

7:15 p.m. 12 South Main Street – Minor Modification of Special Permit

Other Business:

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

Subject to Change