

MILLBURY PLANNING BOARD
MINUTES
JUNE 8, 2015

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MILLBURY BOARD

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 8, 2015 at 7:00 p.m. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Edd Cote, Paul Piktelis

Absent: Michael Georges, Jeffrey Markarian

7:00 p.m. CMRPC - Low Impact Development Workshop

The Millbury Planning Board hosted the Central Mass Regional Planning Commission's Low Impact Development Workshop. Heidi Rossi and Scott Horsley, gave the presentation. Topics covered included: Benefits of Watershed Protection, Green Infrastructure, Reducing Impervious Spaces, Swales, Green Roofs, Pet Waste Management, Preserved Historic Areas and Landscape Islands were discussed.

A question and answer period followed.

Chairman Gosselin declared a five minute recess.

7:45 p.m. Patriot's Place Estates Public Hearing – Rescission

Clerk Edd Cote read the public hearing notice, and e-mail dated June 8, 2015, from Mr. and Mrs. Larry Richards, in opposition to the rescission of the plan.

Town Planner Connors explained that if this subdivision plan is not rescinded, the owner will continue to get 8 – 10 real estate tax bills because the subdivision has gone on record with the Registry of Deeds.

Chairman Gosselin asked for public comment.

Jessica Waters, 62 Miles Street. Cobblestone Village will have a much greater impact on the neighborhood and community than the original Patriot's Place Subdivision.

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Steven Venincasa was present, he is the current owner. Cobblestone Village has been designed and reviewed by professional engineers, and approved by the Conservation Commission and DEP. There will be no additional blasting than the original subdivision. He stated that there is no basis to back the comments in the e-mail read into the record.

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

The Board explained that this will not stop the process, and it will be more complicated for the town's taxing authority.

Motion by Edd Cote to rescind the plan entitled "Patriot Place Estates" last revised 1/26/2007, prepared by Karl Russel Adams, PE, 5 Oak Street, Oxford, MA, recorded with the Worcester County Registry of Deeds in Plan Book 885, Plan 34, with the stipulation that item 3 be removed from the draft Certificate of Rescission, seconded by Paul Piktelis, motion carried unanimously.

Motion by Edd Cote to release the covenant executed by AAA Mass Turnpike Warehouse Corp., on July 19, 2010, seconded by Paul Piktelis, motion carried unanimously.

8:00 p.m. Stratford Village – Modification of Special Permit (new owner)

Michael Staiti, owner of Keystone Development and Stratford Village addressed the Board. The purpose of this meeting is to discuss the design of the units. Mostly two bedroom units are proposed, he may add a few three bedroom units. He attempted to create a traditional New England look and will use several neutral tones on the exterior.

He asked the Board if they had any concerns that he could address. Mr. Gosselin advised that certain areas in the project have a very high water table. Ms. Connors advised that the project had five years to be completed, it was started by the previous owner last September.

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The bus stop and play yard will not be built in the first year. If he finds that the sales are more for older individuals, he will come back and ask to change the play yard to a garden or bocci court, something that would appeal to that demographic.

Motion by Edd Cote to accept the changes as detailed in the documents as presented by Keystone Development, dated 5/31/2015 and reflected in the plan set presented to the Board, seconded by Paul Piktelis, motion carried unanimously.

8:15 p.m. Millbury Avenue/Hayward Glen Drive ANR

Property is located at 141 Millbury Avenue.

Motion by Edd Cote, seconded by Paul Piktelis, to endorse the ANR plan to subdivide 139 Millbury Avenue and 141 Millbury Avenue, dated 5/21/15, prepared by New England Land Survey, 710 Main Street, North Oxford, MA, for Michael & Rhonda Karlon, motion carried unanimously.

Other Business:

Autumn Gate Estates Binder Repair: Tighe & Bond recommended that there be a six foot area along Autumn Gate Circle that would be milled and repaved. The Board's new engineer suggested that on the portion of the roadway where there is no construction, that they would be happy with a two foot section in that area. The developer will be asking for lot releases at the next meeting.

Mr. Gosselin suggested that areas to be repaired be marked off instead. Ms. Connors advised that this would make it more difficult for the calculations for surety.

Mr. Piktelis suggested milling and paving the entire roadway.

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The Board agreed to have the engineer and developer walk the site and identify the areas to be milled and paved to come up with the surety calculations.

Ms. Connors advised that LED lighting will be used.

Discuss Extension of Fay, Spoffard, Thorndike Contract (expires 8/30/15)

Ms. Connors stated that the distance factor is an issue. They are an hour away if needed. They are also billing for the travel time. Our invoices are higher than before. Reviews are done well and they are responsive.

Mr. Gosselin would like to continue the discussion when the other two board members are present.

Minutes: The Board will defer this to the next meeting.

Adjournment: Motion to adjourn by Edd Cote, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:



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TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

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15 JUN -3 PM 3:35
MILLBURY, MASS.

PLANNING BOARD AGENDA June 8, 2015

- 7:00 p.m. CMRPC – Low Impact Development Workshop
- 7:45 p.m. Patriots Place Estates Public Hearing – Rescission
- 8:00 p.m. Stratford Village – Modification of Special Permit (new owner)
- 8:15 p.m. Millbury Ave/Hayward Glen Drive ANR

Other Business:

- Discuss Autumn Gate Estates Binder Repair
- Discuss Extension of FST Contract (expires 8/30/15)
- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

Subject to Change