

MINUTES

July 9, 2012

Millbury Planning Board

Page 0

12 SEP 27 AM 11:15
MILLBURY, MASS.

RECEIVED
TOWN CLERK

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, July 9, 2012, in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Jeffrey Markarian, Alan Linkevich, Richard Gosselin, Anna Lewandowski, Paul Piktelis, Alternate Member Michael Georges

Minutes

Motion by Alan Linkevich, seconded by Jeff Markarian, to approve the minutes of June 25, 2012, motion carried unanimously.

Other Business

Town Planner Laurie Connors advised that she will be present at the Board of Selectmen's meeting tomorrow night for the deed transfer of the roadways at Cronin Brook Heights.

7:15 p.m. Felter's Mill Site Plan, Adaptive Re-use and Stormwater Public Hearings 22 West Street

Clerk Jeff Markarian read the public hearing notice.

Jeff Howland, JH Engineering Group was present and outlined the proposal for 22 West Street: 34,000 sf of leasable space in two buildings, with a small building to house electrical service to the candle company which abuts the property. 103 parking spaces are proposed.

Main access will be from the rear. The retaining wall will remain. Waivers are being requested for landscaping setbacks, and curbing. Improvements to West Street and Waters Street are proposed, mainly to eliminate the "cut-through" and provide a definite four way intersection. An additional concrete pad is proposed, to be designed by a future tenant, and for potential restaurant use. Pedestrian signs are proposed. The Conservation Commission closed its public hearing on June 26, 2012.

Mr. Gosselin raised the following issues:

- 2 pumps are listed, what are they for? (PIV valves)
- Utilities should be shown on the plan
- Sewer connector to the building to be shown
- Gas main connectors and shut-off
- Add legend
- Retaining wall – more detail needed

MINUTES

July 9, 2012

Millbury Planning Board

Page 2 of 4

- Create a document for temporary easement for transformer (per Mr. Romeo a permanent easement already exists) – Mr. Gosselin would like it shown on the plan
- Status of the streets
- How was the datum converted? Has to be tied to something, shouldn't use CMRPC as a source, find out what their source is (Ms. Connors explained that CMRPC maintains all of the town's GIS information)
- Take reference to "Millbury GIS coordinator" off the plan
- 4" loam – 6" is require
- Sewer line tied to Blackstone?
- Drain line – need video and where does it go?
- Dumpster fence detail needed
- Sheet 5 – change Worcester to Millbury
- Concerned with intersection
- "SC" in notes – sync with plan and legend
- Concrete curbing is requested – show 90 degree angle

Mrs. Lewandowski asked the applicant to address the required impact statements: traffic, environmental, historic; she also asked about ADA compliance and was advised that the front ramp is for the temporary parking and the access ramp will be in the rear where the parking will be. She did not see a loading dock on the plan, and was told that this will be addressed. In addition she asked if there was any PCB contamination on the site (not on this lot – responsibility of previous owner)

Mr. Georges asked how the engineer arrived at a 17,000 sf reduction in impervious areas (buildings were demolished, area in intersection of West St. and Waters St. have been changed and an island has been added to the parking lot).

Ms. Connors advised that façade and elevator drawings for all buildings should be added to avoid a modification and/or public hearing.

Mr. Gosselin asked how the sidewalk was going to run and if it would tie into the existing sidewalk, he would like it delineated on the plan.

Mrs. Lewandowski asked where fire service lines were located, Mr. Howland advised that the lines to this building are shown on the plan, but he did not know where the lines out to the candle company were. Mr. Gosselin would like this shown on the plan.

Clerk Markarian read the following into the record:

- July 6, 2012 letter from the Conservation Commission advising that the hearing had been closed and the order of conditions has been issued.

MINUTES

July 9, 2012

Millbury Planning Board

Page 3 of 4

- Letter from Michelle Desorey, Aquarion Water Company, dated July 6, 2012, advising that the plan had been reviewed and if changes to the building are made Aquarion should be contacted.
- Letter from DPW Director Rob McNeil dated July 9, 2012 requesting the elimination of the “jog”, sidewalk curbing 6” wide and advising that he will have to review the intersection. He also requested a capacity analysis for stormwater.

Mr. Gosselin would like the hydrant shown on the plan.

Motion by Alan Linkevich, seconded by Paul Piktelis, to continue the public hearing to August 13, 2012 at 8:15 p.m., motion carried unanimously.

Chairman Gosselin declared a three minute recess.

8:15 Oakes Circle Discussion

Richard Gosselin opened the meeting to discuss the release of the bond money and the priorities of the condominium owners.

Larissa Bick, Treasurer of the Homeowner’s Association, spoke on behalf of the Board of Trustees, identifying the following items as high priority:

- Quality road
- No sidewalks – they would be too close to the buildings, lights are installed in the way, this is a private street, the association does not want the maintenance issue, and all agree that sidewalks are not necessary.
- Drainage fixed and moved in two locations: one in driveway #23, one at bottom of driveway #24
- Fix driveways to meet roadway evenly
- Fix landscaping that will be disturbed
- Curbing – granite is good, but would rather have no curbs if granite cannot be used

Brian Slechta, 24 Oakes Circle, asked the Board to address the catch basin at the end of his driveway and the water that puddles there.

Clerk Markarian read letters from two other Board members who could not attend this evening’s meeting: Barbara Brown from 17 Oakes Circle and Helen Malek from 1 Oakes Circle.

All agreed that they would like the work completed by the fall. Priority issues: re-surface road, no sidewalks, solve drainage.



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

July 9, 2012

7:15 p.m. Mail, Minutes, Vouchers

7:30 p.m. Felter's Mill Site Plan, Adaptive Re-Use and Stormwater Public Hearing

8:15 p.m. Oakes Circle Discussion

Other Business:

- All business not reasonably anticipated to be discussed

RECEIVED
TOWN CLERK
12 JUL -5 PM 12:06
MILLBURY, MASS

-Subject to Change-

SIGN-IN SHEET

Feltnerville

Date/Time

7:30 July 9, 2012

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Sgt Higgins	JH Higgins	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Maria Jones	6 Stone Rd	<input type="checkbox"/>	<input type="checkbox"/>
3 G. Quinn, Roman	37 Pittman Hill Rd Scton	<input type="checkbox"/>	<input type="checkbox"/>
4 GYTHA BARR	7 Maple Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5		<input type="checkbox"/>	<input type="checkbox"/>
6		<input type="checkbox"/>	<input type="checkbox"/>
7		<input type="checkbox"/>	<input type="checkbox"/>
8		<input type="checkbox"/>	<input type="checkbox"/>
9		<input type="checkbox"/>	<input type="checkbox"/>
10		<input type="checkbox"/>	<input type="checkbox"/>
11		<input type="checkbox"/>	<input type="checkbox"/>
12		<input type="checkbox"/>	<input type="checkbox"/>
13		<input type="checkbox"/>	<input type="checkbox"/>
14		<input type="checkbox"/>	<input type="checkbox"/>
15		<input type="checkbox"/>	<input type="checkbox"/>
16		<input type="checkbox"/>	<input type="checkbox"/>
17		<input type="checkbox"/>	<input type="checkbox"/>
18		<input type="checkbox"/>	<input type="checkbox"/>
19		<input type="checkbox"/>	<input type="checkbox"/>
20		<input type="checkbox"/>	<input type="checkbox"/>