

MINUTES
Millbury Planning Board
August 12, 2013

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TOWN CLERK

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, August 12, 2013, at the Millbury Jr. / Sr. High School, 12 Martin Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Edd Cote, Michael Georges, Jeff Markarian, Paul Piktelis, Richard Gosselin, Alternate Member, Jaime Dubey.

7:15 p.m. Autumn Gate Estates II Subdivision – cont. Public Hearing (Extension of Construction Deadline)

Motion by Jeff Markarian, seconded by Paul Piktelis, to close the public hearing. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to extend the construction deadline to July 15, 2015. Motion carried unanimously.

Minutes

Motion by Jeff Markarian, seconded by Paul Piktelis to approve the minutes of June 10, 2013, motion carried on a 4-0-1 vote. Edd Cote abstained.

Motion by Jeff Markarian, seconded by Paul Piktelis to approve the minutes of July 15, 2013, motion carried on a 4-0-1 vote. Edd Cote abstained.

7:30 p.m. McCracken Road Casino – Route 146 Overlay Public Hearing

Clerk Jeff Markarian read the public hearing notice.

Member Michael Georges disclosed that he had a conflict of interest. He serves as general counsel to a local building contractor. It is highly probable his employer will bid upon and supply materials for this project. He will not participate or vote on this matter and stepped down.

Peter Keenan, 18 Canal St., attorney representing Mass Gaming & Entertainment LLC was present and addressed the Board.

Steve Peck, architect, provided a power point presentation. He defined location, ingress and egress points, and parking locations including parking garage on top of casino building. There will be a secondary entry to the east, with surface parking, and a tower to represent the character of the town.

Renderings show that they will retain the mill history of the Blackstone Valley with windows, natural lighting, functional tower (entrance to casino), and style of architecture reminiscent of mills. There will be inside and outside dining.

MINUTES
Millbury Planning Board
August 12, 2013

Robert Michaud presented a transportation slideshow which depicted major roadway improvements to the interchange with Route 146 in Millbury, trip distribution patterns for entering and exiting, and a snapshot of trips generated on a Friday evening. Casino traffic gradually increases with a peak of 6 – 7 p.m. He identified constraints of the current interchange which include uncoordinated operation, long queues, poor geometry, and trucks blocking lanes. He outlined design objectives, and a conceptual design plan to include a proposed right turn lane at the southbound ramp on 146, a bridge widening over McCracken Road, proposed left turn lanes on McCracken Road and proposed median island, shoulders for bicycle route on both sides of McCracken Road, and a proposed sidewalk. A merge area on Route 146 northbound ramp is to be extended. The traffic report shows current level D or better performance at intersection of McCracken Road and Shoppes Drive, and this will improve to level C. At the northbound ramp intersection with Main St. it is level C and will remain level C.

Chairman Gosselin asked traffic engineer from town's consulting engineering firm of Tighe & Bond to address the Board but he was not present.

Sargent Donald Desorcy, Millbury Police Department, identified his concerns. Ramp from Southbound Route 146 is approximately 26 feet wide and widens to 30 feet through radius then narrows to 18 feet on ramp. There is ample space to widen that ramp. Make the ramp two lanes instead of one if it is allowed there. He addressed the queue line of cars and seasonal traffic which are continuing to present problems. Traffic lights are inadequate. He identified problems with the current design. There are too many stop signs within the shopping center, there is backup at traffic lights because cars do not pass over signals to trigger the lights. Detail officers must pay attention to traffic patterns, and officers relocated according to flow of traffic.

Clerk Jeff Markarian read letter dated August 9, 2013 from Police Chief Kenny Howell, letter from Steven F. O'Neil, WRTA, addressing public transportation issues, letter from Fire Chief, Judith O'Connor, Council on Aging, Rob McNeil, DPW Director, Conservation Commission, Aquarion Water Co., Bruce Lapine and Steve Palmissano.

Chairman Gosselin opened the meeting to the public for comments.

Robert J. Prytko, 87 McCracken Road advised that his property already floods during heavy rain and did not want any additional problems.

Matthew Ashmankis suggested the applicant consider a flyover bridge.

The following concerns were identified by those who spoke:

- Improvements appear to stop at the Lynch site on McCracken Road. Are there plans to widen Greenwood Street or get rid of the hill on that road? Mall traffic study was not accurate, how can we know that these numbers are accurate?
- Close McCracken Road

MINUTES
Millbury Planning Board
August 12, 2013

- Was an independent traffic study completed by the Town? If so, will it be available before the September vote? Mr. Gosselin responded that a traffic report was done by the Mass Highway Department, and that the Town's engineer reviewed the calculations provided by the applicant.
- Concern with impact to home values
- Was there an impact study done? What effect will the rooftop lights have on the abutters? Impact cars turning left onto McCracken Road will have? If there is an emergency, how much longer will it take first responders to arrive at homes in this area, especially if roads are closed or if there are massive traffic blocks. If it is predicted that 50% of all gamblers will come from within a 20 mile radius, they will likely use Park Hill Ave., Millbury Ave., Riverlin St., Grafton Street, Route 122A, West Main St., etc. , what impact will there be to local roadway structures?
- What will the impact be to fire and police facilities? Environmental impact concerns, which lots were considered for this site, who are the owners of the parcels that will be purchased? Are zoning changes required? Does the site fall within the wellhead protection overlay or subject to the Rivers Protection Act of 1986? Town Planner Connors responded that the four parcels are within the Route 146 Highway Corridor Overlay District, and that is the purpose of the meeting this evening. The entire file is available for inspection, the parcels are all identified in the public hearing notice. For specific requirements, all the town's zoning information is on the town's website.
- This decision is being rushed, there are other concerns such as wetlands and additional special permits. Ms. Connors stated that this project would require site plan review by the Planning Board, a full impact study, stormwater management permit, and through these additional issues such as lighting, signage, etc. will be addressed. The Conservation Commission, Earth Removal Board, Sewer Department will also review the project if the voters say yes in the referendum vote.
- Where in town is adult entertainment allowed? The Mass Turnpike will not be able to handle the additional traffic this will generate.
- The casino will only add additional traffic to an already congested area. Traffic lights will not solve the problem.
- Park Hill Ave. is already used for a cutoff for the Carpenter's School, the golf course and the mall. Weight limits are ignored.
- The design doesn't show the National Grid towers there, both old and new ones, or the houses that will directly abut them. This is not a fair representation of what they are doing to the neighborhood. The bridge on Park Hill Ave. will have to be fixed. Those exiting from the Mass Pike will either have to go to the left or the right, because they have to go somewhere, and this is being underestimated.
- How will they handle people that plan to walk from back and forth from the casino to the mall? A month is not enough time to vote on a decision that is going to change the character of the town. Millbury will be known for a casino.

MINUTES
Millbury Planning Board
August 12, 2013

- Will there be police sub-stations? The Mass Pike also has Exit 11, those exiting there will be coming through east Millbury, impacting that end of town too, which is already congested.
- At the initial meeting it was said that this will draw people to the downtown area, how will they get there – they will have to use all the town roads, don't forget that many roadways will be impacted. Reference was made to their other casino project in Philadelphia and fines that were imposed.
- The Blackstone River should be protected, have money committed to so that an independent party can supervise construction, also asked about improvements to the bike path.
- Others also asked that McCracken Road remain open, suggested use of a paper street to exit from the mall.
- If the bridge is full of cars, how will emergency vehicles get to the other side quickly? Can the bridge be widened? Will JH Lynch remain in business and what about their truck traffic? There are no walking accommodations, bikepath may be used by Worcester residents to get to the casino. Is there room for a breakdown lane?
- Will the taxes actually go down? The people were told that when the mall went in, it didn't happen then. Additional police and fire personnel will be required, this is not the right location,. The bridge and Route 146 are state highways, should get written DOT agreement for improvements.
- Concerns with using the other end of McCracken Road as a cut-through, there is a dangerous curve at the Farmer's Daughter. The light is not timed correctly and there are numerous accidents at the intersection of McCracken Road and Greenwood Street. Poor sight distance there and the two way stop signs do not work.
- The casino will be within walking distance to all of the schools.
- Can the DOT veto any improvements? Ms. Connors stated that they will want to ensure that the intersection and the road systems work.
- If McCracken Road is a dead end, people will park there and walk over. Additional road signage will be necessary. Traffic study models do not always work.
- How will snow removal be handled? What happens if the rooftop parking has to be shut down?

Others spoke in favor, stating that they believe this project will make the roads more safe and more modern, traffic movement will improve, the proposed opticoms for the lights are better for emergency purposes. The mall and Wheelabrator brought taxes down over \$600 per household. The applicant is a professional, here to help the town, improve traffic and increase revenue. Wetlands will look better.

Richard Gosselin asked that there be no bait and switch on design elements of the building - how many people do you expect to be in the building? Analysis of bridge - he struggles with this, doesn't see intersection working at second set of lights. Road repairs won't be done from middle of October to January? Can't limit that area during Shoppe's busiest timeframe. Mass

MINUTES
Millbury Planning Board
August 12, 2013

Highway study for that area – status? Laurie Connors responded that the DPW hired a firm to design improvements – put on hold because of this project and currently at a standstill.

Charles Porter explained that he managed design construction for four of their other casinos. No bait and switch, and will be designed as if fully occupied at all times, believes there is enough of a tree buffer, the rendering is a fair representation the houses will be blocked.

Motion by Jeff Markarian, seconded by Edd Cote, to continue the public hearing to Monday, August 26, 2013 at 7:15 p.m. at the Millbury Jr./Sr. High School, if it is available, or if not, notice will be posted as to location, motion carried on a 5-0-0 vote.

Other Business:

Laurie Connors advised that she has received two lot release requests with no surety checks, is the Planning Board willing to make a motion to accept cash surety for both projects and then release lots, conditional upon receiving the checks. The Board decided to wait two weeks for next meeting to receive the checks and then act on the requests.

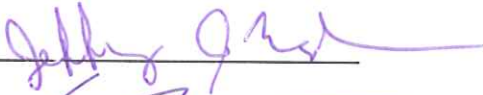
Adjournment

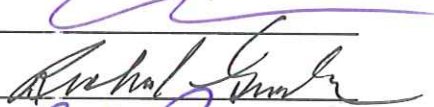
Motion to adjourn by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.
Meeting adjourned at 10:50 pm


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 August 12, 2013

LOCATION:
MILLBURY JR. SR. HIGH SCHOOL
12 MARTIN STREET
MILLBURY, MA

7:15 p.m. Autumn Gate Estates II Subdivision – Public Hearing (Extension of Construction Deadline)

7:30 p.m. McCracken Road Casino - Route 146 Overly Public Hearing

Other Business:

- Cronin Brook Performance Guarantee
- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

Subject to Change