

MINUTES  
Millbury Planning Board  
September 23, 2013

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 23, 2013, at 7:15 p.m., at the Millbury Jr./Sr. High School, 12 Martin Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Jeff Markarian, Edd Cote, Richard Gosselin, Paul Piktelis, Jaime Dubey.

Absent: Michael Georges

**7:15 p.m. Steve Gallo – Discussion of Autumn Gate Estates Construction Requirements**

Steven Gallo was not present. The Board took no action.

**Minutes**

Motion to approve the minutes of April 22, 2013 by Jeff Markarian, seconded by Paul Piktelis, motion carried on a 3-0-1 vote. Edd Cote abstained.

Motion to approve the minutes of August 12, 2013 by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.

Motion to approve the minutes of September 9, 2013 by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.

**Other Business:**

Oakes Circle update: JH Lynch was not able to schedule its contractor for today as scheduled. Work is anticipated to begin next week and should be complete within two weeks.

**7:30 p.m. Discover Marble & Granite Major Modification to Special Permit and Stormwater Permit, Public Hearing**

Clerk Jeff Markarian read the public hearing notice.

Clerk Jeff Markarian read letter dated September 20, 2013 from Fire Chief David Rudge, addressing turning radii for fire apparatus.

Cheryl Peterson, Heritage Design Group addressed the Board. She apologized for the late submittal of information to the Board. The project is located at 4 Latti Farm Road, in the Industrial Park. The business is currently located there and wants to expand at this location. They have proposed to build a new building on a current parking location, building will be used for a warehouse. 20 parking spaces will be lost. Once the outside materials are moved in, additional parking spaces equal to the ones lost will be available.

The only additional lighting will be two wall mounted lights on the building. Two possibilities are considered for additional parking: reach an agreement with abutters, or use ride share

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parking area at the Mass Pike entrance. This will add 10 parking spaces which were used for employees previously. No change is proposed to general access to the site, but they will work with the Fire Chief to ensure it will accommodate fire vehicles. The Conservation Commission has approved the project and an Order of Conditions has been issued.

Vincent DiMolfeta, owner, addressed the Board. Double parking occurs during shift changes, and this is what they are working on. They can park 8 cars on the abutters property, an agreement has been reached and will be in writing. They, in turn, will connect to his sewer line.

Mr. Gosselin asked if the new building will also encroach on other parking areas. How will tractor trailer trucks access after construction? There are two loading docks at the front of the building. These will be the only access points after construction that will be needed.

Michael McGovern addressed the Board and discussed the loading dock areas. The trucks will back into the docking areas. Mr. DiMolfeta stated that trucks deliver about twice a week, other activity is fork lift traffic, which will be cut down by half when the new building is constructed.

Jaimé Dubey asked if a special license is required for the vehicles used. Mr. DiMolfeta said no, equipment stays under the requirements.

Edd Cote asked if the zoning bylaw would prohibit backing onto a public way. Mr. McGovern said that it would make sense to look into this for a radius change on the plan if it is necessary.

Mr. Gosselin is concerned that the location of the warehouse is in front of the main building. He would like to make it appealing. Mr. McGovern responded that this will be constructed of all modern materials, some of which are not even used in the United States, it will be a beautiful structure, this is a successful business and this building will work very well there. Parking isn't really the problem, the amount of inventory is.

Ms. Connors advised that she observed some parking on the grassy area, some cars were double parked. This was during their busiest period.

Mr. Gosselin asked if there will be a decrease in the work force at all because of reduction in fork lift operations, etc.?

Mr. DiMolfeta said no, 8 employees work out of the building now, they have technology in place and once implemented they will not have to come into the building as often. About 30 employees work off site, come in to punch in then leave for the day. Total employees are around 80 and he foresees growth, especially second shift.

Mr. Gosselin asked if there was sufficient parking for clients. Mr. DiMolfeta responded that the entire front of building is for customer parking. Mr. McGovern added this is not a retail store, by appointment only, traffic is low during the day.

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Ms. Connors advised that the applicant is asking for a waiver on parking space dimensions, regulations call for 9 x 20 or at least 9 x 18, they are looking for a reduction in size. She recommends at least 16 ft. and install a sign that these spaces are to accommodate compact cars. Mr. Gosselin encouraged them to make the spaces at least 18 ft. wide.

Motion to continue the public hearing to October 7, 2013 at 7:30 p.m. by Jeff Markarian, seconded by Edd Cote, motion carried unanimously.

**8:20 p.m. Case Verde Open Space Development Public Hearing.**

Clerk Jeff Markarian read the public hearing notice.

Mr. Markarian read letter dated September 20, 2013 from Fire Chief David Rudge, addressing fire hydrants, street names and house numbers, fire detection protection systems, wants all codes submitted to the fire department.

Mr. Markarian read letter dated September 20, 2013 from Andrea Paquette, on behalf of the Conservation Commission indicated that there may be an intermittent stream in the northwest corner of the property.

Mr. Markarian read letter from Francis King, Aquarion Water Co, stating that they can accommodate the water supply at this location.

Attorney Steven Maddaus was present on behalf of the applicant, together with Mr. Truax, engineer, Mr. Scully traffic engineer, and owner Taniel Bedrosian. Property consists of approximately 63 acres, partially in SIV and partially in RIII zoning districts. He stated that this use is allowed by right. Applicant owns the property. It is not a special permit, not discretionary, it is site plan review. Property qualifies and is the preferred method according to the town's regulations. Approximately 32.1 acres will be open space. Meets the goals of the bylaw, lots are larger than minimum size for open space community, far above requirements. All lots comply with dimension requirements, all will be serviced by water. Applicant does not have the right to make use of Dorothy Lane.

Robert Truax handed out color plan sets. He showed the Board the location of the project. 98 house lots, preserving 57% of the land as open space, access from Oak Pond Ave. and Westview Ave. Provides a 100' buffer from all abutters and wetland resource areas. Preserved hill area with walking trails. Will tie into existing sewer, all gravity fed, no pump station required. Will have an adequate water supply. Water hydrants will be provided. Drainage is preliminary, depicts areas for recharge and this area is not part of the open space calculations. An access easement will be provided for potential ballfields and recreation, will also construct the access and provide a gravel parking area, but without access from the front. There is a trail network that will be constructed.

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William Scully, traffic consultant, addressed the Board. Summarized his traffic report. Machine and manual counts were taken during peak morning and afternoon time periods. Physical condition of roadways were studied, traffic forecasts were generated, and analysis was performed using unsignalized intersections and future build calculations. A response to the review is being prepared, but will not alter the current calculations. Forecast out to 2019, identified three residential projects totaling 40 approved homes that were added to forecast. Trip models were utilized for projections. He recommended stop sign locations, and will address Tighe & Bond comments.

Mr. Gosselin asked how much of the open space area is actually dry and the size of right of way of Oak Pond Avenue. Ms. Connors advised that the plan states Oak Pond has a 40' right of way, Westview a 35' right-of-way. Mr. Gosselin asked why available access to Route 20 isn't this being used? Mr. Scully stated that the existing easement is 40' wide, traffic report indicates this access is not needed, subdivision standards for Worcester has a minimum width of 60 feet, and sending traffic to controlled intersections is safer than out to Route 20. Also, this would provide a cut-through for other traffic to go through the subdivision.

Mr. Gosselin asked for comments from the public. Mr. Murgo from Murgo Trucking, and his son spoke. Route 20 is commercial, they are a trash trucking company that moved to this site recently. Main business is hauling trash, at any given time there are loaded trash trailers, it is constantly revolving. Right now there are no neighbors and they are not a nuisance to anyone. They are concerned that they will not be viewed as good neighbors, and would like a larger buffer to their property. They run a 24 hour company, they use back up alarms for their trucks, they create dust and major tractor trailer trucks go up and down the easement that is proposed to be used. They anticipate that when these homes go in the residents will be calling Millbury and Worcester, Board of Health, etc. with complaints.

Maria Walker, 3 Westview Ave. asked if the traffic study was completed on Memorial Day. No, it was completed during the middle of May. She had safety concerns additional traffic on Oak Pond Ave., bad corner, opportunity for accidents there. Mr. Scully stated that they measured sight distance, 300 ft. meets regulations, recommended signage that there is a curve ahead. She added that the habitat is currently undisturbed, has there been a study completed to see if there are any animals or plant species identified in the endangered species?

David Gregoire, 11 Westview Ave thinks that there will be a lot of additional traffic traveling down the current roads, over 300 additional trips. Westview is narrow, concerned with snow removal also.

Mr. Basset, 47 Oak Pond Ave. is a butter to newly proposed roadway, concerned with water flow onto his property now, traffic safety, need stop signs, poor sight distance.

Ms. Zaleski, 2 Westview Ave concerned with number of homes, only 16 homes on the street now, this will totally disrupt the homes there now. More than 60% of the homes are on the side of Westview Ave. It is an old street, can't accommodate this.

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Motion to continue the public hearing to October 7, 2013 at 8:00 p.m., by Jeff Markarian, seconded by Edd Cote, motion carried unanimously. Meeting will be held at the Municipal Office Building.

Chairman Gosselin declared a five minute recess.

**9:35 p.m.                    92 McCracken Road Multifamily Special Permit Public Hearing, cont.**

Mr. Gosselin asked why the town line was not fixed on the plan. This was requested at the last meeting. Bearings and distance and tie-ins should be on the plan.

Motion to continue to October 7, 2013 at 7:15 p.m. by Jeff Markarian, seconded by Edd Cote, motion carried unanimously.

**9:45 p.m.                    National Grid Stormwater Permit Public Hearing, cont.**

This is an upgrade to substation equipment, applicant is proposing a 40' x 90' control building and will be extending pavement. They have obtained an Order of Conditions from the Conservation Commission.

Ms. Connors advised that Tighe & Bond did not get the revised plan until today and did not have time to review it.

Mr. Gosselin stated his concern that that this is a soft target for terrorists, will there be more security there? Yes, has been upgraded since 9/11 and is monitored 24 hours a day.

Motion to continue public hearing to October 7, 2013 at 8:45 p.m. by Jeff Markarian, seconded by Paul Piktelis, motion carried unanimously.

**Adjournment**

Motion to adjourn by Jeff Markarian seconded by Edd Cote, motion carried unanimously. Meeting adjourned at 9:55 p.m.

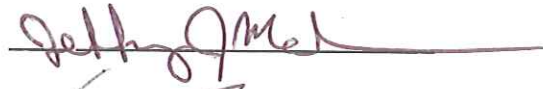
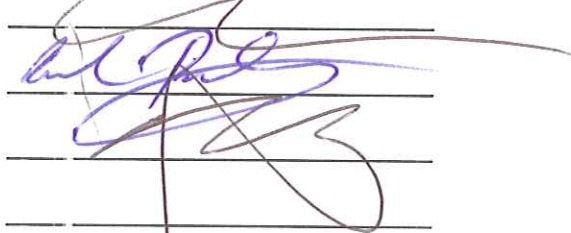

Respectfully,

Susan M. Dean

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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

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## MILLBURY PLANNING BOARD AGENDA October 7, 2013

- 7:15 p.m. 92 McCracken Road Multifamily Special Permit Public Hearing, cont.
- 7:30 p.m. Discover Marble & Granite Major Modification to Special Permit and Stormwater Permit, Public Hearing, cont.
- 8:00 p.m. Casa Verde Open Space Subdivision Public Hearing, cont.  
(to be continued to October 28)
- 8:45 p.m. National Grid Stormwater Permit Public Hearing, cont.

### Other Business:

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

Subject to Change