

MINUTES

September 24, 2012

Millbury Planning Board

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 24, 2012 at 7:15 p.m., in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent: Jeffrey Markarian

Motion to enter into executive session for the purpose of discussing pending litigation, by Alan Linkevich, seconded by Paul Piktelis, motion carried unanimously.

7:15 p.m. Executive Session

7:35 p.m. 130 Westborough Street – Decision Discussion

Chairman Gosselin would like to add as a condition of approval, a maximum of 18 truck trips in and out per day.

Waivers:

Motion by Alan Linkevich, seconded by Paul Piktelis to grant a waiver from Section 12.44 (a) – a waiver is granted to allow the Site Development Plans to be at a scale of 1” = 40’, motion carried unanimously.

Motion by Alan Linkevich, seconded by Paul Piktelis to grant a waiver from Section 12.44 (c) – Isometric Line Drawing – a waiver is granted from doing Isometric Line Drawing, motion carried unanimously.

Motion by Alan Linkevich, seconded by Paul Piktelis, to grant a waiver from Section 12.44 (f) - Development Impact Assessment – a waiver is granted from doing the full traffic study, fiscal impact assessment and historic impact assessment, motion carried on a 3-1-0 vote, Anna Lewandowski was opposed.

Motion by Alan Linkevich, seconded by Paul Piktelis to grant the site plan review permit, subject to conditions a – bb, site plan entitled “Site Plan, 130 Westborough Street, Millbury, Massachusetts” dated June 13, 2012, last revised on September 5, 2012, prepared by Lenard Engineering, Inc., 19 Midstate Drive, Auburn, Massachusetts, motion carried on a 3-1-0 vote. Anna Lewandowski was opposed.

Ms. Lewandowski cited as her reasons for denial, the following:

Mr. Salsman was present before the Earth Removal Board, and that Board learned more there.

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Approving this application would compromise the health, safety, convenience and general welfare of the inhabitants of the town and impacts the traffic, utilities, environmental qualities, community values and economics in the town.

Discussing processing as a condition is above and beyond what the Planning Board are directed by the site plan review.

7:45 p.m. 1 – 5 Elm Street, Dunkin Donuts

The traffic light in this location is affecting handicap accessibility. The applicant would like to move this light back onto their property, and will grant an easement to the town. Town meeting vote will be required, the applicant is aware of this and is willing to take this risk so that construction can continue.

Ms. Connors advised the Board that she has forwarded this proposal to the DPW Director and to Tighe & Bond. She read four comments from Tighe & Bond.

Motion by Anna Lewandowski, seconded by Paul Piktelis, to accept the proposal to relocate the traffic light, as per Signal Plan C-1, dated September 6, 2012, prepared by Chapel Engineering Associates. Motion carried unanimously.

Mrs. Lewandowski reviewed the DEP report regarding this site, and asked if there were any concerns for the Planning Board to address. Ms. Connors advised that the comments were not applicable to this Board.

Other Business:

Motion by Anna Lewandowski, seconded by Paul Piktelis, to cancel the meeting of October 8, 2012, as the Columbus Day holiday falls on that day, motion carried unanimously.

Oakes Circle: The Board was advised that the bid advertisement has been placed and will appear in the Goods & Services publication as well as in the Telegram & Gazette. An on-site visit has been scheduled for October 3rd at 10 am, and the deadline for bid submittal is October 17.

Minutes

Motion to approve the minutes of July 9, 2012 by Anna Lewandowski, seconded by Paul Piktelis, motion carried unanimously.

Motion to approve the minutes of August 27, 2012 by Anna Lewandowski, seconded by Paul Piktelis, motion carried unanimously.

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Motion to approve the minutes of September 10, 2012, with corrections to pages 3 and 5 by Anna Lewandowski, seconded by Paul Piktelis, motion carried unanimously.

The Board took no action on the minutes of August 13, 2012, and will review them at the next meeting.

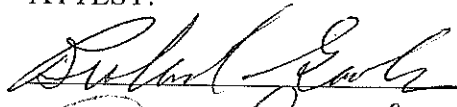
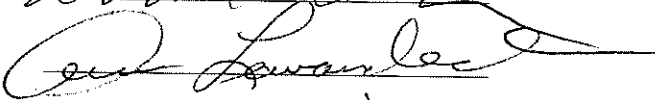
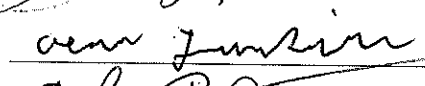
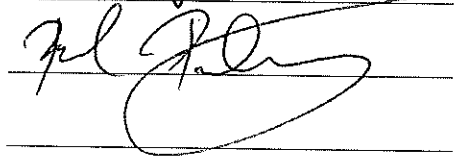
Adjournment

Motion to adjourn by Alan Linkevich, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 8:05 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

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PLANNING BOARD AGENDA September 24, 2012

7:15 p.m. Executive Session

7:30 p.m. 130 Westborough Street Decision Discussion

Other Business:

- Mail, Minutes, Vouchers
- 1 – 5 Elm Street Traffic Light Modification
- Discuss cancelation of October 8, 2012 meeting (due to holiday)
- Any other business not reasonably anticipated

- Subject to Change -