

MINUTES

October 22, 2012

Millbury Planning Board

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RECEIVED
TOWN CLERK
12 NOV -7 AM 9:45
MILLBURY, MASS.

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 22, 2012, in the Municipal Office Building, 127 Elm Street, Millbury, MA, at 7:00 p.m. Chairman Richard Gosselin presided.

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

7:15 p.m. Pre-Application Review – Mark D’Addabbo

Mark D’Addabbo, NE Retail Properties was present for a pre-application review for the former Millbury Savings Bank property on Route 146. Also present were Robert Morton, Millbury Savings Bank and Jim Cassidy, PE. Mr. D’Addabbo submitted a proposal for the Tractor Supply Company, and explained the proposed site plan which includes a 19,097 sf building on 4.3 acres. Access will be through Boria Lane.

Waivers for parking, landscaping and curbing are requested, as well as a determination that the equipment being sold is not in violation of the Route 146 HCOD bylaw. It was recommended by the Town Planner to include sidewalks in the rear and side parking areas.

Mr. Morton stated that federal regulations require that once a bank closes a branch, the property be disposed of. The soccer field will also be sold. He spoke with the DPW Director and the bank has funded a study for Jakes Field, and will support other studies and proposals.

Snow storage will have to be designated on the plan. The water table has not been completed. Tighe & Bond will witness soil testing primarily for drainage.

7:45 p.m. 28 South Main Street Site Plan Review/Stormwater Permit Public Hearing

Clerk Jeff Markarian read the public hearing notice. He also read letter from DPW Director Rob McNeil, which advised that since the plan was not designed as discussed with him, he withdraws his willingness to complete the engineering review instead of Tighe & Bond, which would have allowed the applicant to use the money saved to make improvements to the roadway.

Paul Hutnak, Andrews Survey, explained the purpose of the proposed parking lot. The applicant, Sandra Hayes, owns a six unit multifamily building and the tenants have been able to park on Sycamore Street, with the exception of the typical winter bans. The town has now imposed no parking on either side of the street, at any time. A variance for 10 parking spaces, within the setbacks, was received.

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Jerry Balayan, 12 Sycamore Street, purchased this two-family home and told the Board that this parking plan will be a big help to the area, making it safer.

Motion to continue the public hearing to November 5, 2012, at 7:30 p.m., by Jeffrey Markarian, seconded by Paul Piktelis, motion carried unanimously.

8:15 p.m. McGrath Road Definitive Plan Public Hearing

Clerk Jeff Markarian read the public hearing notice. He read letter from DPW Director Rob McNeil recommending a "T" turn around instead of the cul-de-sac, and letter from Fire Chief Dave Rudge dated October 22, 2012, advising that the cul-de-sac should accommodate a truck turn-around sufficient so that a fire truck does not have to back up.

Frank Holmes, from Stantec, stated that the design of the cul-de-sac is adequate for a fire truck. He reviewed the project, the design of the swale and the detention basin. Mr. Gosselin asked what would happen to the drainage if snow is plowed into the swale, and was advised that stone is added in the swale.

Several waivers are being requested for soil survey test pits, scale of plan, detention basin slope, and curbing.

A solar powered light is proposed. A discussion followed on the length of time the light would operate if there was no sun for an extended period of time. The light will be in the right-of-way and it will be the town's responsibility to maintain. Ms. Connors advised that the DPW usually requests one additional set of parts and lights for this purpose. She also stated that the Conservation Commission will require a new filing.

Motion by Jeffrey Markarian, seconded by Paul Piktelis, to continue the public hearing to November 5, 2012 at 8:00 p.m., motion carried unanimously.

Chairman Gosselin declared a five minute recess.

9:00 p.m. Brierly Pond Village II Bond Reduction

John Burns was present to request a reduction in the bond. Mr. Burns addressed the remaining items, and would like the Board to waive the one-way sign at the end of the cul-de-sac for Ashton Lane which is designated on the plan, the fire call box (Fire Chief Rudge will be contacted), eliminating shrubbery around the detention pond, and a change to the guard rail (Tighe & Bond will be asked to comment on this).

Tighe & Bond recommended the release of \$72,880.60.

Motion by Jeffrey Markarian, seconded by Paul Piktelis, to release the sum of \$72,880.60 from the Lender's Agreement, and to retain the sum of \$179,876 for completion of the

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project, motion carried unanimously. The Board will discuss further release of money at its meeting on November 5, 2012 at 7:15 p.m.

9:25 p.m. Oakes Circle Recommendation

The deadline for submittal of bids to complete the Oakes Circle project was October 17, 2012. The low bid was from J.H. Lynch & Sons, in the amount of \$79,325. Some assumptions were built into the estimate, for example Tighe & Bond will have to calculate the sf amount of pavement to be removed. Two additional bids were received: Riccardi Brothers in the amount of \$137,505 and Amorello & Sons in the amount of \$102,030.

The Board has a total of \$99,200 to complete this work, and for an engineering firm to provide an as-built plan and for engineering review. Three engineering firms were requested to provide a quote, Heritage, Andrews and Civil-Site Engineering. Heritage was the low bidder.

Ms. Connors provided the following estimate: \$79,325 JH Lynch; \$6,650 Heritage Design Group, \$4,000 Tighe & Bond review, for a total of \$89,975.

Motion by Jeffrey Markarian, seconded by Anna Lewandowski, to recommend JH Lynch & Sons and Heritage Design Group to complete the work, motion carried unanimously.

9:40 p.m. Haynes Acres Roadway Acceptance Warrant Article

Vegetation will be cleaned from the detention basins and other areas, acceptance plans, a legal description and as-built plans will be submitted. Bob Vigneau will attend the next Planning Board meeting. A letter to recommend including the road acceptance on the next town warrant is required to go to the Board of Selectmen by October 30, 2012. The Board agreed to forward the letter and will make a recommendation on the road acceptance at a later date.

Other Business

Mrs. Lewandowski asked for more information on 22 West Street. Town Planner Connors advised that drain lines were installed without inspections, Tighe & Bond is recommending that the applicant dig up the pipe in different areas so that they can verify the work. Mrs. Lewandowski suggested that the only way to avoid this in the future is to have applicants dig up all the work and have it witnessed as it is being done again. The Board will accept the recommendation of Tighe & Bond, and will notify the applicant that if work is done without the proper inspections in the future all work will have to be done over.

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Mrs. Lewandowski also inquired about a traffic study for Windle Field. Ms. Connors spoke with the Town Manager and the DPW Director and they believe that the Planning Board should have addressed this during the public hearing for Dunkin Donuts, also, Windle Field is owned by the school department. Mrs. Lewandowski responded that there are other businesses in the area too, some of the roadways are state roads. She also asked if there were grant funds available for a study.

Mrs. Lewandowski also asked for town planner reports again, so that she can be better informed on current issues.

Meeting cancellations: Motion by Alan Linkevich, seconded by Paul Piktelis, to cancel the regularly scheduled meeting of November 12, 2012 due to the Veteran's Day holiday and reschedule it on November 5, 2012, motion carried unanimously.

Motion by Jeffrey Markarian, seconded by Alan Linkevich, to cancel the regularly scheduled meeting of December 24, 2012, due to the Christmas holiday, motion carried unanimously.

Minutes

Motion by Alan Linkevich, seconded by Paul Piktelis, to approve the minutes of August 13, 2012, motion carried on a 4-0-1 vote, Jeff Markarian abstained as he was absent from this meeting.

Motion by Anna Lewandowski, seconded by Alan Linkevich, to approve the minutes of September 24, 2012, motion carried on a 4-0-1 vote, Jeff Markarian abstained as he was absent from this meeting.

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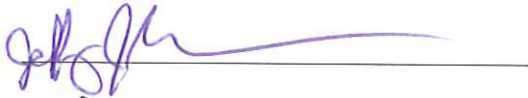
Adjournment

Motion to adjourn by Alan Linkevich, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 10:05 p.m.

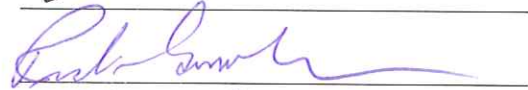
Respectfully submitted,

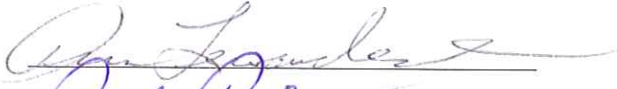
Susan M. Dean

ATTEST:



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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 October 22, 2012

RECEIVED
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12 OCT 17 AM 11:51
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- 7:15 p.m. Pre-Application Review – Mark D’Addabbo
- 7:45 p.m. 28 South Main Street Site Plan Review/Stormwater Permit Public Hearing
- 8:15 p.m. McGrath Road Definitive Plan Public Hearing
- 9:00 p.m. Brierly Pond Village II Bond Reduction
- 9:15 p.m. Oakes Circle Recommendation

Other Business:

- Haynes Acres Roadway Acceptance Warrant Article
- Reschedule Veteran’s Day Holiday - November 12, 2012
- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

- Subject to Change -

SIGN-IN SHEET

28 South Main St. PH

Date/Time 10/22/12 7:45 pm

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 (Jerry) Trevor Borkyan	12 Sycamore St (W. Hill St) Auburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SIGN-IN SHEET

Date/Time 10/22/12 8:15 pm
McGrath Rd. Def. Plan PH

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