

MINUTES

November 5, 2012

Millbury Planning Board

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 5, 2012, at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

7:15 p.m. Haynes Acres As-Built/Street Acceptance Discussion

Clerk Jeff Markarian read letter dated November 5, 2012 from Bob Vigneau asking to deferred to the next Planning Board agenda. The Board will schedule this discussion on the next agenda, as the last item for the evening. If there are no other agenda items the Board will cancel the meeting of November 26, 2012, and this will be scheduled for the December 10, 2012 meeting.

7:20 p.m. Oakes Circle Discussion

Town Planner Laurie Connors advised that at the time of the pre-construction walk-through at Oakes Circle it became evident that the binder course there reached the end of its life. Approximately 1/3 of the roadway needs to be replaced. JH Lynch provided three additional bids as alternatives, all of which were more than the Board has to complete the project. The Board agreed to advertise for bids again, separating the public portion from the private portion and set as a priorities the road first and drainage second.

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

Paul Hutnak, Andrews Survey was present. He stated that he met on site with Board member Alan Linkevich and DPW Director Rob McNeil and explained the latest revisions to the plan.

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

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.44 (c) requirement to submit an isometric line drawing, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from Section 12.44 (f) development impact statement, motion carried unanimously.

Motion by Jeff Markarian, seconded by Alan Linkevich, to grant a waiver from Section 12.45 (o) waiver of the requirement to install concrete curb around the perimeter of all driveways and parking areas. The applicant shall install modified cape cod berm as depicted on the plan, motion carried unanimously.

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Motion by Jeff Markarian, seconded by Paul Piktelis, to grant site plan review and post-construction stormwater management permits, as depicted on plan entitled "Proposed Parking Plan, 28 South Main Street, Millbury, Massachusetts, September 26, 2012" last revised on November 5, 2012, prepared by Andrews Survey & Engineering, Inc., subject to conditions a – m, motion carried unanimously.

DPW Director Rob McNeil will complete the inspections instead of Tighe & Bond, and the escrow balance will be released for reimbursement when the project is complete.

8:00 p.m. McGrath Road Definitive Plan Public Hearing

Frank Holmes, Stantec was present. Crushed stone will be added to the bottom of the swale. A guardrail will be added at the edge of the east side of the detention basin.

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

Waivers:

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from section 5.3(3) waiver is granted to allow plan profile to be drawn at a scale of 1" = 20' horizontal and 1" = 10' vertical, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a partial waiver from section 5.3(1)(g) surveyor shall stake the roadway center line and provide surveyor's certificate to the Planning Board prior to construction, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a partial waiver from section 5.3(1)(i), applicant shall submit soil surveys or test pits or boring every 100' along the proposed roadway prior to construction activities for Planning Board review and approval. If the test results are unfavorable, the applicant shall submit a modified roadway design for Planning Board review and approval prior to construction activities. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to grant a waiver from section 6.10, applicant shall install precast concrete curb as depicted on the plan, motion carried unanimously.

Motion by Jeff Markarian, seconded by Alan Linkevich, to grant a waiver from section 6.17 (3) requirement for the detention basin to maintain a 4:1 slope and contain a sediment forebay. The proposed 2:1 sideslope is acceptable provided the basin will be 1.5 feet deep. The lack of sediment forebay is acceptable provided there is increased

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maintenance. The basin shall be inspected quarterly with removal of sediment as needed. Motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis to grant approval for a definitive subdivision, related roadway, landscaping, lighting, drainage and associated infrastructure as shown on plan entitled "Mass PV4, LLC, Solar Farm, Definitive Subdivision Plan" dated September 27, 2012, revised through October 29, 2012, prepared by Stantec Planning & Landscape Architecture, PC, subject to conditions a – t. Motion carried unanimously.

Chairman Gosselin declared a ten minute recess.

8:30 p.m. Brierly Pond II Bond Reduction

John Burns was present to request an additional reduction in surety held for Brierly Pond II.

The Board agreed to the following release of funds:

1. Motion by Jeff Markian, seconded by Paul Piktelis, to release the sum of \$4,300 (and to retain \$500) for the maintenance of silt fence and haybales, motion carried unanimously.
2. Motion by Jeff Markarian, seconded by Paul Piktelis, to release the sum of \$3,900 requirement to notch out timber guardrail, motion carried unanimously.
3. Motion by Jeff Markarian, seconded by Paul Piktelis to release the sum of \$300 for a fire alarm call box, motion carried unanimously.
4. Motion by Jeff Markarian, seconded by Paul Piktelis, to release the sum of \$1,000 for a curb-cut into the detention basin, and a gravel access drive, motion carried on a 4-1-0 vote, member Alan Linkevich was opposed.
5. Motion by Jeff Markarian, seconded by Paul Piktelis, to release the sum of \$3,000 to reconstruct detention basin emergency spillway, motion carried unanimously.
6. Motion by Jeff Markarian, seconded by Paul Piktelis, to release the sum of \$6,800 for trees around the detention basin, motion carried on a 4-1-0 vote, member Anna Lewandowski was opposed.
7. Motion by Jeff Markarian, seconded by Paul Piktelis, to release the sum of \$9,000 for the additional drawing sheets, motion carried unanimously.
8. Motion by Jeff Markarian, seconded by Paul Piktelis, to release the sum of \$1,000 held to reconstruct the outlet control structure, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to release a total of \$29,300 and to retain the sum of \$150,576, motion carried unanimously.

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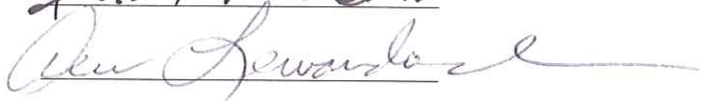
Adjournment

Motion to adjourn by Alan Linkevich, seconded by Paul Piktelis, motion carried unanimously. Meeting adjourned at 9:05 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

PLANNING BOARD AGENDA November 5, 2012

RECEIVED
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12 NOV - 1 PM 2:42
MILLBURY, MASS.

- 7:15 p.m. Mail, Minutes, Vouchers
- 7:30 p.m. 28 South Main Street Site Plan Review/Stormwater Permit Public Hearing
- 8:00 p.m. McGrath Road Definitive Plan Public Hearing
- 8:30 p.m. Haynes Acres As-built
- 8:45 p.m. Brierly Pond Village II Bond Reduction

Other Business:

- All business not reasonably anticipated to be discussed

- Subject to Change -

SIGN-IN SHEET

29 McGrath Rd.

Date/Time Nov. 5, 2012 8:00 pm

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SIGN-IN SHEET

28 S. Main St.

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