

MINUTES

March 14, 2011

Millbury Planning Board

Page 1 of 3

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 14, 2011, at 7:00 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Richard Gosselin, Anna Lewandowski, Gary Schold, Paul Piktelis, Jeffrey Markarian, Associate Member Edd Cote

7:15 p.m. Dan Mahoney, Ladyslipper Lane – Surety Discussion

Mr. Mahoney was before the Board to discuss alternatives to withholding the building permit pursuant to condition “r”, which is contingent upon the status of the infrastructure and performance guarantee. He submitted a proposal to the Board, dated March 14, 2011. He asked that the town hold the occupancy permit instead of the building permit.

The Board will consider working with Mr. Mahoney and asked that he obtain a letter from his lender indicating whether funds could be held for completion of roadwork. It will also have to be determined if the Building Inspector will agree to withhold an occupancy permit.

7:40 p.m. Herb Chambers – 2 Latti Farm Road, Major Modification to Special Permit Public Hearing

Clerk Gary Schold read the public hearing notice.

Attorney Larry Brodeur was present on behalf of Herb Chambers. The applicant is before the Board to modify the existing Site Plan Special Permit by modifying the parking plan and pavement striping. A new Fiat showroom is being constructed on the site, property located in Worcester. There are 284 total parking spaces proposed, both in Worcester and Millbury. Mr. Gosselin expressed concern that the parking in Millbury will lose new vehicles for sale, by adding increased employee parking, diminishing the excise tax paid to the town.

Worcester made minor revisions to the proposal, including showing the N arrow, label Foxboro Street as a private way, define lighting fixtures, and provide a landscape plan.

Motion by Jeff Markarian, seconded by Paul Piktelis, to approve the modification to the Site Plan Review Special Permit as shown on Site Plan dated January 25, 2011, last revised on March 10, 2011, entitled “Modified Site Plan Herb Chambers Fiat of Worcester Southwest Cutoff-Route 20 & Latti Farm Road Worcester/Millbury, Massachusetts, prepared for Herb Chambers Companies, McGrath Highway PO Box 4508, Somerville, MA 02145, prepared by Cullinan Engineering, 200 Auburn Street, Auburn, MA, contingent upon installation of iron pipes at all boundary corners. Motion carried unanimously.

MINUTES

March 14, 2011

Millbury Planning Board

Page 2 of 3

**8:00 p.m. Herb Chambers, 2 Latti Farm Road, Minor Modification
To Special Permit – Sign Modification**

Heather Dudko was present to request a modification to all wall signs, the ground sign at Route 20, the ground directional sign and the wall directional sign, as a result of a change to the logos.

Mr. Gosselin advised that the ground sign at Route 20 may need approval from Worcester too.

Motion by Gary Schold, seconded by Paul Piktelis, to remove all 5 existing wall signs and replace them, for a total of 112 sf on the buildings; replace the ground directional sign and replace the wall directional sign, all as shown on the sign details submitted to the Planning Board with letter dated February 29, 2011 from Hazel Woods Hopkins Sign Permit Consultants. Design modifications only are approved, there shall be no change to square footage or location of existing signs. Motion carried unanimously.

Minutes

Motion by Anna Lewandowski, seconded by Paul Piktelis, to approve the minutes of February 28, 2011, motion carried unanimously.

**8:15 p.m. Shoppes at Blackstone Valley – Minor Modification to
Special Permit – Sign Modification**

Ellyne Fleshner, Regional Manager, and Michael Campbell, Business Manager were present with a proposal to replace four static directory signs with “smart screens”. This will be an upgrade to the existing signs, will be approximately two feet higher, and in the same locations as the present signs are. They will be double-faced, will be in a 4 minute loop, refreshing every 15 seconds or so. LCD screens are 52 “, the same message will appear on all four screens at the same time, and they will run during all operational hours. They will be programmed through the internet, by an independent entity, however, the messages will all be approved by W/S Development.

Motion by Gary Schold, seconded by Jeffrey Markarian, to approve modifications to the four existing, static internal directory signs, to be replaced with “smart “screens, as depicted on drawing design #19104, prepared by Jones Sign Co., 1711 Scheuring Road, DePere, WI, dated January 31, 2011. Signs are to remain at existing locations, as depicted on site plan dated January 20, 2011, entitled “The Shoppes At Blackstone Valley”. Motion carried unanimously.

Snow removal and additional traffic lanes at the Applebee’s intersection were briefly discussed. Ms. Fleshner advised that she will discuss these issues with W/S Development.

MINUTES

March 14, 2011

Millbury Planning Board

Page 3 of 3

Adjournment

Motion to adjourn by Paul Piktelis, seconded by Gary Schold, meeting adjourned at 8:40 p.m.

Respectfully submitted,

Susan M. Dean

ATTEST:










