

**MILLBURY PLANNING BOARD
MINUTES
April 27, 2020**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 20, 2020 at 7:00 p.m. remotely via ZOOM video conferencing as the Municipal Building was closed to the public due to the COVID-19 pandemic and the associated State of Emergency. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Terry Burke Dotson, Paul Piktelis, Bruce DeVault, Mat Ashmankas

7:15 p.m. Discuss Waiver of Playground Requirement
 Stratford Village
 Mike Staiti

Mike Staiti, representing Stratford Village, asked the Board for a waiver of the requirement to construct a playground.

Chairman Gosselin expressed concern regarding the traffic signs, the narrow roadways and potential speeding. Mr. Staiti confirmed that 15mph speed limit signs will be installed.

Mr. Ashmankas inquired and Mr. Staiti confirmed that speed bumps will not be installed throughout the development. The HOA is responsible for the roadways and will be enforcing any issues.

Ms. Dotson, Mr. DeVault and Mr. Piktelis are all in agreement with the revised landscaping plan and installation of speed limit signage.

Russ Wells, 7 Stratford Village Drive, stated that he supported the landscaping plan and the posted speed limit signs.

Bill LaPrade, 9 Stratford Village Drive, expressed concern about the road condition of Burbank Street.

Mat Ashmankas made a motion to approve the plan entitled "Revised Grading at Stratford Village, Millbury, Massachusetts", prepared by Thompson Liston Associates dated February 25, 2020, Paul Piktelis seconded and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

7:30 p.m. Public Hearing – 126 Grafton Street
 Multi-family Special Permit
 Jeffrey D & Cheryl E. Vassar

Ms. Connors stated that there was an issue with the legal ad for the public hearing and the second publication did not appear in the newspaper for the required minimum of days in advance of the meeting. She recommended that the Board continue the public hearing to the next meeting on May 11, 2020.

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Mat Ashmankas made a motion to continue the public hearing to 7:20 p.m. on Monday, May 11, 2020, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

7:33 p.m. Public Hearing Con't – 40 Tainter Hill Road
Multi-Family Special Permit
Michael Drydon

Michael Dryden, representing Allen Engineering, stated that they have addressed all the comments previously received and the plans have been updated and sent to the Planning Department.

Chairman Gosselin inquired and Mr. Dryden explained the location of the two monuments with coordinates, drill holes and elevations. He also proposed to add a third monument, which will be included on the as-built plans.

Laurie Connors stated that the requirement is to set bounds at all property corners and depict them as set in the as-built plans. She modified the decision to include a condition for the bounds requirement.

Mr. Dryden inquired and Ms. Connors detailed the bylaw requirement on the as-built plan.

Chairman Gosselin expressed concern regarding the drainage pipe by the roadway and the beginning location of the pipe.

Louis Champro, 40 Tainter Hill Road, requested that they will leave the pipe untouched and not dig it up.

Mr. Dryden stated the pipe is non-functional and that there is no information on the timeframe of the pipe installation. It was a privately installed and there are no plans available.

Discussion ensued regarding the length, location and the responsibility for the underground pipe.

Ann Hancock, Tainter Hill Road, detailed her past experience with the pipe and water flowing into the roadway, noting she has been flooded multiple times. She would like the location of the piping flagged. She expressed concern regarding the location of the water basin at the upper area of the property.

Terry Burke Dotson inquired about the timeframe of the pipe issue and Ms. Hancock indicated it is diverted towards Tainter Hill Road.

Mr. Ashmankas commented that the sewer line will cross at that location, 25 feet at the west end of the pipe.

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Mr. Dryden shared the plan which detailed the basin and how it will divert the water from the impervious areas. The drainage design has been reviewed by Stantec Engineering and the system will not be interrupted.

David Glenn, represented Stantec Engineering, stated that the drainage report was reviewed including the basins that are to be created. He has reviewed the stormwater report and there is no increased peak flow from the basins.

Chairman Gosselin inquired and Mr. Glenn replied that there will be no additional water flowing to the abutter's property based on the calculations.

Ms. Connors stated that David Glenn from Stantec Engineering provided comments which detailed the drainage analysis and there is no additional water to the abutter property.

Ms. Hancock inquired and Ms. Connors confirmed that the operation and maintenance plan will be the property owner's responsibility, as well as maintenance of the stormwater mitigation facilities.

Mr. Dryden stated that the basin in question cannot be relocated to a different drainage area. The purpose of the basin is to mitigate the small amount of water, store it, and then release it slowly. It was designed to Mass DEP stormwater management standards.

Ms. Dotson inquired and Mr. Dryden confirmed the location of the drainage for the impervious areas. She inquired if there is a way to redirect the rain from the roof. Mr. Dryden indicated that they are not increasing stormwater flow offsite based on the design.

Paul Piktelis and Bruce DeVault agreed that the project was designed and reviewed by the engineers correctly.

Chairman Gosselin inquired and Ms. Connor indicated that the owner is responsible for the pipe in condition 1 of the decision.

Ms. Dotson inquired about the possibility of re-directing the pipe from the abutter's property. Ms. Connors indicated that the water flow is coming from property other than the project location, which is in front of the Board for permitting.

Mr. Ashmankas inquired and Mr. Dryden confirmed that there are no catch basins installed on Tainter Hill Road.

Mr. Dryden and the applicant spoke about Section F pertaining to fees for inspection and are inquiring if there is a lower amount to apply to the account. Ms. Connors indicated that this is a refundable amount and if the engineer invoices are lower, the balance will be refunded. Mr. Glenn indicated that, in a similar situation, the scope and fee will be submitted to the town and he will set up the inspections for

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the stormwater systems. He will review, set the number of inspections and provide a cost estimate to the town for comment.

Mr. Dryden referred to condition 3 regarding the depiction of the concrete walkway, which the applicant is requesting approval for a stamped and colored bituminous product.

Ms. Hancock requested that verbiage be included to state that the pipe could not be redirected if there is a new property owner. Ms. Connors indicated that the decision will be recorded at the Worcester Registry of Deeds with marginal reference if the property is sold.

Mat Ashmankas made a motion to close the public hearing, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas made a motion to waive Section 12.44(a): the requirement to depict existing and proposed topography at 1' contours. Topography is depicted at 2' contour intervals with spot grades at parking lot corners, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas made a motion to waive Section 12.44(b): the requirement to submit a photometric plan, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas made a motion to waive Section 12.44(c): the requirement to submit an isometric line drawing, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas made a motion to waive Section 12.44(f): the requirement to submit a traffic impact assessment, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas made a motion to waive Section 12.44(o): the requirement to install concrete curb and gutters around the perimeter of parking areas, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas made a motion to approve the Multi-Family Special Permit, plan entitled "40 Tainter Hill Road, Millbury, Massachusetts", dated February 24, 2020 and last revised April 20, 2020, Paul Piktelis, seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

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VBM Properties, LLC

Mr. Ashmankas inquired about the lot line and how close the leach field is to the property line and Chairman Gosselin stated that is not a requirement in the zoning bylaws.

Mr. Ashmankas inquired and Chairman Gosselin responded that Title 5 is not a requirement for an ANR approval.

Mat Ashmankas made a motion to approve the ANR plan for 104 McCracken Road, prepared by VBM Properties, LLC, dated January 9, 2020, Bruce DeVault seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas made a motion to adjourn, seconded by Paul Piktelis, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously. Meeting adjourned at 8:48 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:






