

MILLBURY PLANNING BOARD
MINUTES
July 15, 2019

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MILLBURY, MASS.

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, July 15, 2019 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent:

7:15 pm Public Hearing – Accessory Dwelling Special Permit
295 Riverlin Street
Eric John

Mathew Ashmankas read the email received from the applicant requesting that the public hearing be continued to September 23, 2019.

Ms. Connors indicated that the applicant wanted to apply for a variance for lack of frontage before the next session of the public hearing.

Mathew Ashmankas made a motion to continue the public hearing to 7:15 p.m., September 23, 2019, Paul Piktelis seconded, voted unanimously.

34 Grafton Street

Ms. Connors provided the Board with the proposed signage for 34 Grafton Street. Chairman Gosselin and Mr. Piktelis recommended reducing the height of the sign such that it does not exceed 8 feet. All Board members agreed to the design of the sign.

7:20 pm Public Hearing Con't - Multi-family Special Permit/Stormwater Permit
61 Miles Street
Mark Smith

Mr. Ashmankas read the email Ms. Connors received from the applicant requesting a continuance of the public hearing until August. Ms. Connors stated they can continue the public hearing to 7:25 p.m., August 19, 2019.

Mathew Ashmankas made a motion to continue the public hearing to 7:25 p.m., August 19, 2019, Paul Piktelis seconded, voted unanimously.

7:25 pm Clearview – Open Space Community – Public Hearing Con't.
Eastland Partners

Logan Hoffman, Eastland Partners, introduced the traffic engineer from AK Associates. Ali Khorasani, AK Associates, created the traffic impact study and provided updates to the comments received from the Planning Board and Planning Director.

Mr. Khorasani clarified that item #12 of the comments received pertained to the traffic heading towards Park Hill Avenue's intersection with Martin Street versus Route 20. He explained that the traffic light timing automatically adjusts at the intersection of Park Hill Avenue, Route 20 and Granite Street. If Park Hill Avenue traffic increases, the traffic light will react at that intersection to minimize congestion.

Mr. Ashmankas stated that the light is set for fixed time at the intersection from Park Hill Avenue.

Ms. Dotson expressed concern about the safety of traffic entering Park Hill Avenue from Rte. 20. Chairman Gosselin concurred. Mr. Khorasani agreed that it is an older design.

Mr. DeVault inquired as to how the intersection would be reviewed and Mr. Khorasani stated that the community should contact MassDOT to request updates to the intersection.

Mr. Ashmankas stated that the town has approached the state multiple times about fixing the intersection. He asked for assistance from the developer. Mr. Hoffman confirmed that they will contact MassDOT regarding the status of the intersection.

Mr. Khorasani stated that the level of service at the intersection of Martin Street and North Main Street, regardless of the development, is a level F. If the Town has concerns, the Town should fix it.

Based on item #14, the vegetation at the driveway will be cleared and they will relocate telephone pole #21.

Mr. Ashmankas stated that the plan sheets show two different locations for the second egress on Park Hill Avenue and requested confirmation as to which location is correct. Mr. Hoffman stated that the location overview scaling is incorrect. The road will be directly opposite of Holman Road.

Mr. Khorasani stated that they will add stop signs at both egress points on Park Hill Avenue. Mr. Khorasani clarified Item #16 is relative the Martin Street and Park Hill Avenue intersection have had no accidents therefore the accident rate is zero.

Mr. Khorasani explained that the Martin Street/Park Hill Avenue intersection will be widened to 24 feet and tightened to 25 foot radius. He confirmed that Park Hill Avenue should be a consistent width and that they will widen the street to 23' from its intersection with Martin Street to the development egress points.

Mr. DeSimone, 1 Weldon Drive, stated that, after the Rte. 90 bridge, Park Hill Avenue narrows going towards Rte. 20.

Chairman Gosselin inquired as to why the roadway will not be widened to 24 feet and Mr. Khorasani stated that the additional one foot would not be cost efficient.

Mr. Khorasani stated that a minimum of 12 foot wide lanes are required at the intersections, whereas straight roadway lanes do not need to be that wide.

Mr. Hoffman reiterated that they can widen Park Hill Avenue to 23 feet given existing roadway conditions and that they will extend those improvements to the Mass Pike bridge.

Chairman Gosselin recommended a 24 foot width from the intersection with Martin Street to the bridge.

Mr. Khorasani cautioned that increasing the width of the roadway will increase the chance for higher rate of speed.

Ms. Dotson inquired about bringing the utilities to the site.

Mr. Hoffman stated that they will bring water to the site, including hydrants, and they are currently looking into bringing gas to the site.

Mr. Hoffman stated that they will install drainage facilities along Park Hill Avenue from its intersection with Martin Street to the site egresses. The open ditch will be replaced with a closed system of catch basins, pipes and manholes.

JoAnn Luckey, 71 Park Hill Avenue, expressed concern about the intersection of Park Hill Avenue, Holman Road and the proposed project egress, particularly during peak times for traffic from the New England Carpenters Training Center.

Chairman Gosselin suggested installation of a four-way stop sign at this location.

Fran DeSimone, 1 Weldon Drive, expressed concern about the Park Hill Avenue and North Main Street intersection and the additional traffic caused by non-development drivers. He disagreed with the traffic study and number of cars they identified.

Ms. Dotson inquired about the utilities for the site and Mr. Hoffman confirmed that the water will connect at the first entrance of the development.

Bruce Jardarian, 4 Weldon Drive, expressed concern about the roadway widening and if the traffic study took into account morning traffic when the Carpenters Training Center is in session.

George Andersen, 69 Park Hill Drive, inquired if there will be a police detail during construction.

Todd Miles, 38 Park Hill Avenue, expressed concern about the traffic and inquired if a traffic light at the intersection of Martin and North Main Streets would be installed in the future. Chairman Gosselin indicated that there is no plan to install a traffic light at that location.

Fran DeSimone, 1 Weldon Drive, expressed concern that the quality of life for the existing residents will change drastically due to the project.

Mathew Ashmankas made a motion to continue the public hearing to 7:30pm, August 19, 2019, Paul Piktelis seconded, voted unanimously.

**8:26 pm Public Hearing Con't – Multi-family Special Permit
57 Martin Street
Pearson Development Corp**

Ben Pearson, representing Pearson Development Corp, provided the Board with the updated site plans showing the revised driveway configuration and water/sewer easement.

Timothy Jenkel, 56 Martin Street, inquired about the difference between the front setback for this project and the normal front setback. Ms. Connors clarified that the waiver pertains to parking within the front setback. She explained that the minimum front setback is 25 feet and that this area must be landscaped per regulation. The plan shows parking within the front setback and that the existing arborvitae will be maintained.

Ms. Connors expressed concern about the removal of existing landscaping within the side yard north of the proposed duplex and she requested that they maintain as much vegetation as possible within this area.

Mr. Jenkel inquired about the elevation of the proposed building. Mr. Pearson stated that the lot slopes downward to the south and is flat here the duplex will be located on the property. The lot is slightly below the roadway and the driveway will be raised at Martin Street.

Robert Murphy, Robert G. Murphy & Associates, stated that they will meet with the Conservation Committee upon approval of this decision.

Mr. Jenkel expressed concern about the safety of the traffic leaving the property due to the existing shrubbery. Mr. Pearson stated that the planned landscaping can be updated based on the recommendation of the Planning Board.

Ms. Connors asked for clarification about the location of the arborvitae shrubs and Mr. Pearson responded they are located four feet back from the property line.

Mr. Ashmankas expressed concern about the stream. Mr. Murphy responded that the stream was formed by stormwater runoff from existing development upslope of the property, including along Park Hill Avenue.

Mr. Murphy stated that the erosion controls are in place near the stream. The parking has also been reconfigured based on the Board recommendations.

Paul Piktelis made a motion to close the public hearing and Mathew Ashmankas seconded, voted unanimously.

Mathew Ashmankas made a motion to waive Section 12.44(c) requirement to submit an isometric line drawing, Bruce DeVault seconded, voted unanimously.

Mathew Ashmankas made a motion to waive Section 12.44(d) Locus Plan at a scale of 1" = 100'. Locus plan is at 1" = 200', Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to waive Section 12.45(k) parking within the front setback, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to grant Multi-family Special Permit for Pearson Development, subject to conditions a-k, Paul Piktelis seconded, voted unanimously.

**8:46 p.m. Minor Modifications
239 Riverlin Street
Mid State Sewerage**

Mathew Ashmankas referred to an email Ms. Connors received from Mid State Sewerage requesting to continue the matter to a future meeting.

Ms. Connors stated that the discussion can be continued to 7:35 p.m., August 19, 2019.

Mathew Ashmankas made a motion to continue the discussion to 7:35 p.m. August 19, 2019, Paul Piktelis seconded, voted unanimously.

Other Business:

Natures Remedy

Mathew Ashmankas referred to an email received from Natures Remedy to expand its hours by one hour Monday through Saturday and two hours on Sundays.

Mathew Ashmankas made a motion to approve the expansion of one hour on Monday through Saturday and two hours on Sunday, Paul Piktelis seconded, voted unanimously.

Cobblestone Village

Ms. Connors referred to the updated cost estimate for completion of work at Cobblestone Village, which is roughly \$431,000. There is currently a tripartite agreement in place for a lesser amount covering 1 building. She is awaiting a performance guarantee that will cover the remaining 5 buildings and reflects the total remaining cost to complete the project.

Steve Venincasa, representing Cobblestone Village, requested occupancy for Building 5 and mentioned that they previously received an occupancy permit for a third building. He proposed a new tripartite agreement for the full amount \$431,053.00 and release of the existing agreement at a later date. He will provide Ms. Connors with the required documentation and requests the release of building #5 prior to the next meeting.

Chairman Gosselin requested timeframe for completion of the project and Mr. Venincasa stated that completion will be by end of the 2019.

Ms. Connors recommended receipt of the new triparty agreement prior to releasing the building #5. She requested a special Planning Board meeting on Monday, July 22, 2019 to execute the documents.

Mr. Piktelis asked if the paperwork will be received by the required deadline and Mr. Venincasa confirmed.

Ms. Connors recommended scheduling the meeting for 5:00 p.m., July 22, 2019 and the Board approved.

32 Autumn Gate Circle

Mathew Ashmankas made a motion to endorse plan entitled 32 Autumn Gate Circle, Millbury, Massachusetts, dated May 2, 2019, Paul Piktelis seconded, voted unanimously.

Adjournment

Paul Piktelis made a motion to adjourn, Bruce DeVault seconded, voted unanimously. Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:




