

MILLBURY PLANNING BOARD
MINUTES
June 14, 2021

RECORDED
TOWN CLERK
2021 SEP 14 AM 9:39
MILLBURY, MASS

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 14, 2021 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA and also available through Zoom.us/download. The meeting was recorded and streamed by Millbury Public Access Cable Television. Chairman Richard Gosselin presided.

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

**7:15 p.m. Public Hearing Con't – Multi-family Special Permit, Site Plan Review & Stormwater Management Permit
19 Canal Street
Elite Home Builders, LLC**

John Grenier, representing JM Grenier, Project Engineer, gave an update on the 19 Canal Street project. It will be a 59-unit multi-family structure and he summarized the site plans.

He stated that they received comments from the Planning Director and the Town's peer reviewer, Stantec Engineering, and supplied responses to the comments. They also provided the detailed topography and the LSP report. The hazardous material is in the process of being removed from the site.

He stated that emergency vehicles would have the 18-foot-wide double barrel one-way egresses for better turning radius.

Mr. Grenier provided a picture of a similar project entrance sign to the Board. The development sign will be compliant with the Town's sign bylaws.

Chairman Gosselin inquired as to the snow storage areas and Mr. Grenier stated that in the event of a large storm the snow will be removed from the site.

In response to a question from Chairman Gosselin, Mr. Grenier explained that under existing conditions the stormwater sheet flows off the property in a northeasterly direction, eventually discharging into the river. Under the built condition, the overflow will continue to discharge to this area. Mr. Gosselin asked for more specific information about the direction of the stormwater flow once it leaves the subject property and its volume.

In response to Board questions, Mr. Grenier stated that the stormwater system is designed to capture runoff from the site during the 100-year storm. Test pits were taken to verify the suitability of the soils for this purpose.

Discussion ensued regarding maintenance of the stormwater mitigation system and the current standards in the State.

Bruce DeVault expressed concern about sight lines at the Railroad Court entrance. Mr. Grenier responded that they will verify that the proposed landscaping will not impede sight distances.

Mr. Grenier stated that the traffic study recommended a review of the timing of the traffic signals one year into the finalized project.

Ms. Dotson referred to Stantec's comment about the need to notify MassDEP about the contaminated soils. Mr. Grenier responded that the Phase II contamination is under 20 cubic yards therefore it does need to be reported to MassDEP. The Applicant stated that it will be removed from the site.

Ms. Connors inquired and Mr. Venincasa responded that the soil removal will be completed within the next week under the supervision of an LSP. Proper notification will be made to MassDEP if required by law.

Chairman Gosselin expressed concerns about the project's impact to the level of service on Canal Street, the addition of another curb cut, and minimum driveway separation requirements. Mr. Grenier stated that the level of service of the intersections will not change due to the project and no waivers are being sought for minimum driveway separation from existing driveways and Railroad Court.

Mat Ashmankas inquired and Mr. Grenier confirmed that they will review the possibility of aligning the exit driveway with Church Street.

Mr. Venincasa stated that planned improvements to Windle Field include rebuilding the tennis and basketball courts and installing a walkway around the field.

Rich Hamilton, Fire Chief, stated that the proposed entrances are preferred for a fire truck responding to a fire emergency.

Terry Burke Dotson expressed preference for a playground versus a dog park.

Marlene Horner, 28 Millbury Ave, inquired if the Town would address the possibility of constructing a public pool at Windle Field for Millbury residents.

Marc Millette, 17 Canal Street, inquired and Mr. Venincasa confirmed that he owns the Railroad Court right-of-way but they will not be utilizing the roadway for the 19 Canal Street development. Mr. Venincasa said that he does not intend to make improvements to Railroad Court.

Chairman Gosselin inquired and Mr. Venincasa confirmed that Railroad Court is a private roadway and that the residents who live on the way would be responsible for making any roadway improvements.

In response to a request from Ms. Connors, Mr. Venincasa explained his proposal to provide affordable housing. The developer would work with a non-profit organization to build the units offsite, which will be designed for residents with physical or mental disabilities.

Mat Ashmankas inquired and Mr. Venincasa confirmed the lighting locations for the back of the property, doorways and the dog park area.

Ms. Dotson expressed concern regarding the total number of parking spaces detailed on the plan.

Mat Ashmankas made a motion to continue the public hearing to 7:20 p.m. on July 12, 2021, Paul Piktelis seconded, voted unanimously.

**8:22 p.m. Public Hearing Con't-- Multi-family Special Permit, Site Plan Review & Stormwater
Management Permit
17 Rice Road – Rice Pond Village
Whitney Street Home Builders, LLC**

James Tetreault, representing Azimuth Land Design and the applicant, discussed the traffic flow and the condition of Rice Road at the railroad crossing. The roadway is currently 19 feet wide at the railroad tracks and they are

Bruce DeVault inquired and Mr. Venincasa responded that the proposed trail would be public and the maintenance of the trails would be the HOA's responsibility.

Chairman Gosselin expressed concerns about the property corner of parcel H being too close to the deck of proposed unit #9 and the proximity of several of the units to the pond.

Ms. Dotson requested that the Applicant take EMF readings at the locations of proposed units 15-24.

Discussion ensued regarding the necessity for noise abatement program for the railroad. Mr. Tetreault responded that he does not believe that the intermittent or very infrequent nature of the train traffic meets the threshold for noise abatement.

Mr. DeSimone inquired and Mr. Tetreault confirmed that they have submitted the application with the Conservation Commission. They presented the plan at their meeting and the public hearing was continued to a future meeting due to the need to submit an updated site plan.

Michelle McGrath, 2 Aldrich Avenue, expressed concern about traffic and if the land was only zoned for single family housing.

Several abutters to the project expressed concern about the creation of a public walkway abutting the pond and their properties. They oppose that option.

Mr. Tetreault requested a continuance of the public meeting and stated that he will be provide updated site plans to the Planning Department for review.

Mr. Ashmankas inquired about the location of the emergency egress and Mr. Tetreault confirmed that it will be included on the updated plans.

Ms. Dotson expressed concerns about snow removal and the water supply's capacity to serve the project. Mr. Tetreault responded that he sent a letter to Weston & Sampson regarding sewer capacity and the water flow test is strong at the site.

Mat Ashmankas made a motion to continue the public hearing to 7:25 p.m. on July 12, 2021, Bruce DeVault seconded, voted unanimously.

9:32 pm Construction Update & Minor Modification to Allow Temporary Structure

Clear View Residential Development

66 Park Hill Avenue

Eastland Partners

Phil Coraccio, Site Supervisor for Eastland Partners, stated that there have been issues with the rainfall at the site recently. He stated that Basin #2 was breached during a recent storm event. They have brought crews in to stop the overflow and created more ponds on site. They have met with Stantec and the Planning Director. They are contacting the Conservation Commission to be included on the agenda for the next meeting.

Mr. DeSimone expressed concern regarding the stormwater maintenance onsite and Mr. Coraccio stated that they are installing additional stormwater mitigation measures.

Stephen O'Connell, representing Turning Point Engineering, said they are seeking approval from the Board for a 40'x80' temporary Quonset hut and it will be placed 750 feet from the closest abutter.

planning to widen it to 24 feet. He stated that the intersection angle onto Rice Road from Rte. 122 cannot be changed. They are planning to install a retaining wall 90 feet long and widening the roadway 3 to 6 feet to make space to increase the turning radius onto Rice Road. These improvements would occur within the railroad right-of-way.

They have attempted to contact the railroad company for an application to widen the crossing. The draft plan has been submitted to the railroad and the DPW Department for review. The Town would be the applicant on the application but the developer would prepare the paperwork and process the fees.

According to the traffic engineer, the level of service level will change from an A to B in one location due to the project. The revised site plans will be submitted for review upon completion.

Chairman Gosselin requested more detail on the railroad revision and construction application. He also inquired about the possibility of guardrail installation.

Chairman Gosselin recommended that they contact Mass Highway regarding the intersection painting on Route 122 in order to help direct the traffic flow in that area. The applicant will review that possibility with MassDOT.

Steve Stearns, 12 Thomas Hill Road, recommended a different alignment at the railroad crossing. Mr. Tetreault responded that they are limited to what the railroad company will allow. They will request the additional widening of the roadway at the railroad crossing.

Joe Arsenault, 1 Thomas Hill Road, expressed concern that currently there are no gates at the railroad crossing. Mr. Tetreault confirmed that they will be submitting the request that the railroad company install gates.

Michelle McGrath, 2 Aldrich Ave, expressed concern over the safety at the crossing and that the signal lights do not work currently.

Jennifer Stewarts, 12 Rice Road, inquired if the applicant will be addressing the intersection of Rice Road and South Main Street.

John Nagelschmidt, 9 Rice Road, expressed concern about the adequacy of Rice Road to handle the increased traffic in the neighborhood.

Mr. Tetreault explained two alternate plans to the Board. He mentioned that there are encroachment issues with abutters at 16/18 Jackie Drive. The Applicant is proposing to create parcels A and B, both 12,000 sq ft, that would be conveyed to those abutters to resolve the encroachment issues. The Applicant proposes conveying land to an abutter where they have an exclusive use easement over the Applicant's land for their driveway.

Discussion ensued about 4 lots that were created by the Planning Board through the ANR process several months prior.

Ms. Dotson inquired and Mr. Tetreault stated that the creation of an entrance along the South Main Street frontage is not feasible due to the presence of wetlands and the power line easement. He also expressed the impracticability of bringing an additional egress into the South Main Street/Rice Road intersection.

Ms. Dotson inquired and Mr. Tetreault confirmed that the developer is creating a driveway to access the development versus a roadway.

Mr. Tetreault explained that there are two options- create a trail around the south side of the pond and footbridges, referred to as Alt One plan. Alt two plan was to deed parcels D/E/F/G/H totaling approximately 2 acres to the abutters. The Applicant prefers Alt One to create a full loop path around the pond.

Chairman Gosselin expressed concern with the size and color of the Quonset hut and he requested that it blend into the environment.

Bruce Jardarian, 4 Weldon Drive, expressed concern regarding the noise level of construction.

Paul Piktelis made a motion to allow erection of a temporary structure consisting of a 40' x 80' Quonset hut with 10'x10' compressor accessories storage to be used for panel framing. The Quonset hut shall be installed in the location specified in red on Sheet C-13.2 of the definitive plan entitled: "Clearview Open Space Community Definitive Plan, 66 Park Hill Avenue, Millbury, Massachusetts", prepared by Turning Point Engineering, Mat Ashmankas seconded, voted unanimously.

**9:51 p.m. Minor Modification to Allow Relocation & Expansion of Drive-up Stalls
Target Millbury
70 Worcester-Providence Turnpike
Kimley-Horn**

Lisa Juan, representing Kimley-Horn, detailed the driveway expansion and new drive up program to the Board. Target employees will deliver the purchased items to the parked vehicles. They are expanding the driveway stalls and will have 6-foot walkways. There will be a total of 24 standard drive up stall spots. They estimate a 2-1/2 minute turnaround time for drivers at the pick-up parking spot.

Mr. DeVault inquired and Ms. Juan confirmed that they are not taking any handicap parking spots for the expansion. There will be a marked crosswalk.

Mr. DeSimone expressed concern about increased traffic with the new stalls.

Chairman Gosselin inquired and Ms. Juan indicated that they are not installing speed bumps at that location.

Mat Ashmankas made a motion to allow site relocation and expansion of the designated Drive-Up stalls for online orders as shown on the plan entitled: "Target Drive Up Expansion, T-1835 Millbury, 70 Worcester Providence Tpke #100, Millbury, MA 01527", prepared by Kimley-Horn, 1 North Lexington Avenue, Suite 505, White Plains, NY., Paul Piktelis seconded, voted unanimously.

**9:59 pm Acceptance of Performance Guarantee for Road Improvements
Colton Road
NextGrid Inc.**

Ms. Connors stated that the Planning Department did not receive the surety bond prior to this meeting. This agenda item will be postponed to the June 28, 2021 Planning Board meeting.

**10:00 pm. Release of Covenant & Acceptance of Alternative Performance Guarantee
Vassar Estates
126 Grafton Street
Cheryl Vassar**

Ms. Connors stated that she received the cashier's check in the amount of \$69,802.00 for the performance guarantee.

Paul Piktelis made a motion to accept the cashier's check in the amount of \$69,802.00 to serve as performance guarantee for the Vassar Estates subdivision in accordance with Condition n of the Notice of Decision on "Application for Definitive Plan Vassar Estates" issued by the Planning Board on April 14, 2008, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to Release the Covenant for Vassar Estates dated January 12, 2009, recorded in Deeds Book 43988, Page 105. The owner has furnished a performance guarantee secured by cash deposit, Mat Ashmankas seconded, voted unanimously.

10:03 pm Other Business

Ms. Connors requested that the Board schedule the date for the executive session to review the engineering RFPs. She recommended conducting a meeting on Monday, June 21, 2021 at 6pm. The Board members concurred with the date and time.

Paul Piktelis made a motion to accept the minutes of April 26, 2021 as amended, Bruce DeVault seconded, voted unanimously.

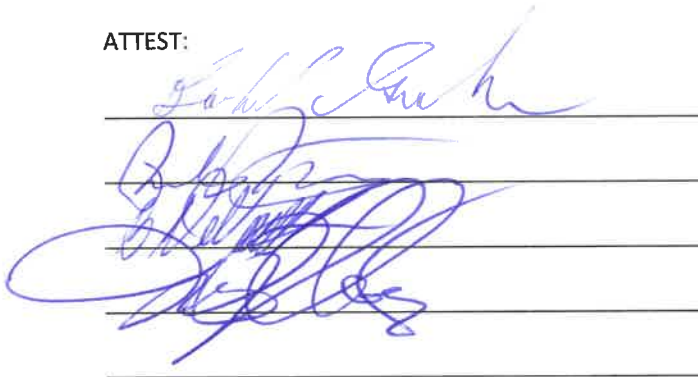
Paul Piktelis made a motion to accept the minutes of May 24, 2021 as amended, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to adjourn, seconded by Bruce DeVault, voted unanimously. Meeting adjourned at 10:12 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

Three handwritten signatures in blue ink are written over four horizontal lines. The first signature is at the top, followed by two more signatures below it. The signatures are cursive and somewhat stylized.