

**MILLBURY PLANNING BOARD
MINUTES
March 28, 2022**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 28, 2022 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 pm Minutes

Terry Burke Dotson requested an error to the minutes be corrected.

Matt Ashmankas made a motion to accept the minutes of March 14, 2022 with the noted correction, Paul Piktelis seconded, voted unanimously.

**7:20 p.m. Public Hearing - Rezoning Request
Proposed Zoning Map Amendment
Citizen's Petition**

Steve Stearns, 12 Thomas Hill Road, gave a presentation on the citizen's petition regarding the zoning map amendment to Rice Road. He provided an correction to include an updated list of parcels along that section of Rice Road.

Discussion ensued regarding the creation of non-conforming lots due to the proposed zoning changes.

Paul Stringham, Building Inspector & Zoning Enforcement Officer, representing the Town of Millbury, detailed the Towns existing bylaws, variance process and the current zoning setbacks.

Mat Ashmankas inquired and Mr. Stearns confirmed the location of the Jackie Drive lots which abut the properties that are located within the proposed zoning changes.

Michelle McGrath, 2 Aldrich Ave, stated that she is in favor of the proposed rezoning request.

Joe Arsenault, 1 Thomas Hill Road, stated that he is in favor of the proposed rezoning request.

Paul Piktelis made a motion to continue the public hearing to Monday, April 11, 2022 at 7:15 p.m., Mat Ashmankas seconded, voted unanimously.

**8:18 p.m. Approval Not Required (ANR)
394 Greenwood Street
Dalia E. Panzera & Violeta J. Kavaliauskas**

Norman Hill, representing Land Planning, detailed the proposed ANR plan to the Board. They proposed to create three new lots. They may have no intention to do anything with the 11.8-acre lot 3. They are requesting a waiver from the requirement to show the entirety of lot 3 as the lot lines are not being changed and it would be expensive to the applicant to have it surveyed.

Ms. Dotson inquired and Mr. Hill confirmed that they will not be donating any of the land to the Town.

Rich Gosselin commented that he thought a survey be completed on the entirety of the lot.

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Mr. Hill stated that they will not be tying into Town sewer and water.

Mat Ashmankas made a motion to waive Section 4.1.12 of the Millbury Subdivision Rules and Regulations to show all distances and bearings so as to not show the entirety of the proposed lot 3, Bruce DeVault seconded, Paul Piktelis, Mat Ashmankas and Bruce DeVault in favor, Terry Burke Dotson and Rich Gosselin opposed, voted 3-2.

Paul Piktelis made a motion to endorse the plan entitled "ANR Plan 394 Greenwood Street at the corner of Greenwood Street & McCracken Road, Millbury Massachusetts", dated February 8, 2022, prepared by Land Planning, Inc., Bruce DeVault seconded, Paul Piktelis, Mat Ashmankas and Bruce DeVault in favor, Terry Burke Dotson opposed, and Rich Gosselin abstained, voted 3-1.

**8:39 p.m. Minor Modification – Unit relocation & Covenant Release
Clearview Open Space Community – 66 Park Hill Ave
Eastland Partners**

Steve O'Connell, representing Eastland Partners, detailed the minor modifications requested for the Board's approval to move to units, one building, from one phase of the project to another. They submitted a revised plan and noted he believed it is compliant with the Town bylaws. Mr. O'Connell also presented a request for a partial release of covenant relative to the modification to move the two units to Phase 2.

Paul Piktelis made a motion to approve the minor modifications as depicted on Revised Sheet C-4.0 of the definitive plan entitled: "Clearview Open Space Community, Definitive Plan, 66 Park Hill Ave, Millbury, MA", dated January 24, 2022, prepared by Turning Point Engineering, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to approve the Partial Release of Covenant for Units 103 & 104, as shown on the Plan entitled "Clearview Open Space Community Definitive Plan, 66 Park Hill Avenue, Millbury, Massachusetts", dated March 20, 2020, last revised December 13, 2020, prepared by Turning Point Engineering, Bruce DeVault seconded, voted unanimously.

Mr. O'Connell updated the Board on the supply chain delay of delivery for the street lighting poles. He stated that there will be front door and garage lighting for each constructed unit and he will keep the Board updated on delivery timeframes.

Elaine Racicot, 5 Weldon Drive, expressed concern regarding the ongoing construction and requested it be ensured that periodical site visits are performed.

Conor McCormack updated the Board on the upcoming MBTA meeting, which is scheduled on the Board of Selectmen's meeting agenda for April 12, 2022 at 6 p.m.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

The block contains four handwritten signatures in blue ink, each written over a horizontal line. The signatures are: 1. A large, stylized signature at the top, likely of the chair or a board member. 2. A signature below it, possibly of another board member. 3. A signature below that, likely of the attesting officer, Stephanie Collins. 4. A signature at the bottom, possibly of another board member or a witness.