

MILLBURY PLANNING BOARD  
MINUTES  
December 9, 2019

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, December 9, 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 p.m.      34 Grafton Street Definitive Subdivision Public Hearing (Seguin lot line change)**

Byran Andrews, representing Andrews Survey, requested approval for reconfiguring the lot line for two properties. The updated definitive plan has been submitted to the Board. The frontage for both properties will not change.

Ms. Dotson inquired and Mr. Andrews stated the change is requested due to the location of the building.

Ms. Connors stated that the lot line change was referenced in the site plan approval and it was assumed the lot line would change. The applicant owns both properties.

Chairman Gosselin inquired about and Ms. Connors confirmed that the minimum frontage is 150 feet. 34 Grafton Street has 125.5 feet of frontage and is lacking 24.5 feet.

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

Mathew Ashmankas moved to waive requirement of a definitive plan under Section 5.3 of the Town of Millbury's Subdivision Rules and Regulations. The submitted plan shall only meet the application requirements for an ANR plan (Section 4) rules and regulations, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive the frontage requirement for 34 Grafton Street (Assessor's Map 54, Parcel 108) which has 125.5 feet of frontage (waiver of 24.5 feet of frontage is granted), Bruce DeVault seconded, voted unanimously.

Mathew Ashmankas made a motion to approve the Certificate of Approval based on the plan entitled: "Definitive Subdivision of Land of 32 & 34 Grafton Street, Millbury, MA, owned by Grafton Street Realty, LLC & 34 Grafton Street Realty, LLC", dated November 11, 2019, last updated December 12, 2019, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to rescind the previous motion, the revised plan date was incorrect, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to approve the Definitive Subdivision Plan dated November 11, 2018 and last updated December 9, 2019, Paul Piktelis seconded, voted unanimously.

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**7:20 p.m.        289 Riverlin Street - Acceptance of Demolition and Removal Performance Guarantee**

Ms. Connors indicated that this is a demolition and removal bond for 289 Riverlin Street. The work has been completed. Town Counsel has reviewed and approved the bond.

Paul Piktelis made a motion to accept the surety demolition and removal bond 30082207 in the amount of \$95,750.00 for 289 Riverlin Street, Millbury, MA, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to accept the \$25,000 in cash for 289 Riverlin Street, Millbury, MA, Mathew Ashmankas seconded, voted unanimously.

**7:25 p.m.        Jessica J. Drive Extension  
Bob Vigneau  
Minor Modification of Guardrail**

Bob Vigneau, representing Baggy Realty Trust, requested to eliminate the requirement of the guardrail. He reviewed the MASSDOT documents detailing roadways and guardrails requirements. He referred to the Town of Weston report and a letter from Andrews Survey.

Chairman Gosselin inquired and Mr. Vigneau responded that the original guardrail design was approximately 75 feet and abutted the roadway.

Michelle Waire, 15 Moore Drive, inquired and Mr. Vigneau showed the design of the guardrail.

Discussion ensued regarding the design and functionality of the swales at the development. Katie Moss, 11 Moor Drive, expressed concern regarding the safety of the roadway at the basin. Several residents are concerned if accidents should occur and are requesting curbing at that basin. Chairman Gosselin pointed out that curbing would prevent water from entering the swales. He also stated that the town would not accept a roadway that is not draining properly.

Ms. Connors commented that the swale is designed to drain in a timeframe of 72 hours after a weather event. Stantec has inspected the site throughout the project and she has provided the detailed inspection paperwork on file for anyone interested in looking at it. She will schedule Stantec to inspect the site in the spring to verify that the drainage was installed properly.

Paul Piktelis made a motion to waive the guardrail length, based on definitive plan for Parcel A station 6+75 to 7+15, 35 feet based on Stantec recommendation, Bruce DeVault seconded, voted unanimously.

**7:30 p.m.        Cobblestone Village – Reduction of Performance Guarantee**

Ms. Connors referred to the performance guarantee in the amount of \$431,053.00. Cobblestone Village requested a reduction of the performance guarantee and Stantec approved the amount of \$286,614.00 with \$144,439.00 remaining as the balance held for completion.

Discussion ensued regarding the drainage on the project. Ms. Dotson stated that several abutters indicated issues. Ms. Connors referred to Stantec's detailed cost estimate. The drainage has been completed. She also stated that the neighbors have not contacted her about any issues.

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Mathew Ashmankas made a motion to release \$286,614.00 for Cobblestone Village performance guarantee, Bruce DeVault seconded, voted unanimously.

**Minutes**

Mathew Ashmankas made a motion to accept the minutes of September 23, 2019 amended to include voting record for Stratford Village, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to accept the minutes of October 29, 2019, seconded by Paul Piktelis, voted unanimously.

**Other Business**

Chairman Gosselin discussed with the Board the existing precedent regarding roadway snow removal. He informed the Board that the developer of Autumn Gate Estates has been invoiced for snow removal as his failure to remove snow was a public safety hazard.

Terry Burke Dotson made a motion to cancel the Planning Board meeting on December 23, 2019, seconded by Bruce DeVault, voted unanimously.

**Adjournment**

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously. Meeting adjourned at 8:59 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Terry Burke Dotson

Bruce DeVault

Paul Piktelis

Mathew Ashmankas

Stephanie Collins