

MILLBURY PLANNING BOARD
MINUTES
March 9, 2020

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 9, 2020 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 Pikelis, Bruce DeVault, Mathew Ashmankas

Absent:

7:15 p.m. Public Hearing Con't – 12 Martin Street (Athletic Fields & Track)
 Site Plan Review & Stormwater Management Permit
 Millbury Public Schools – Continue to 7:35 pm on March 23, 2020

Mr. Ashmankas referred to an email received from John Perry requesting to continue the public hearing on March 23, 2020.

Mat Ashmankas made a motion to continue the public hearing to 7:35 p.m. on Monday, March 23, 2020, Paul Pikelis seconded, voted unanimously.

7:20 p.m. Minor Modification of Holiday Operating Hours
 266 North Main Street Extension

Justin Lundberg, representing Natures Remedy requested to extend hours. The modification request is for the day before, day of and day after all the listed the holidays.

Ms. Connors requested clarification on the total on hours and Mr. Lundberg stated it applies to early and late openings on holidays.

Chairman Gosselin recommended to exclude Christmas Day and Thanksgiving Day from the modification.

Ms. Dotson referred to the marijuana dispensary signage zoning bylaw and she would prefer the signage not be updated.

Paul Pikelis made a motion to approve the modifications to the Special Permit as written with the modifications to exclude Christmas Day and Thanksgiving Day, Bruce DeVault seconded, voted 4 in favor, Terri Burke Dotson abstained.

7:34 p.m. Public Hearing Con't – Planning related Warrant Articles
 Warrant Articles to Modify Zoning Bylaws, Zoning Map and Stormwater
 Management Permit Bylaw

Ms. Connors has received Town Counsel and Statec comments. There are formatting changes and he requested all articles East Millbury together and minimize the number of articles. Define the lot width depth ratio. She and Judy Barrett concurred to eliminate the odd shape lots.

Mr. Glen comments are regarding the Stormwater changes, he asked for clarification on page 10 and requested updated language.

MILLBURY PLANNING BOARD
MINUTES
March 9, 2020

Ms. Connors received the additional comments from Ms. Barrett but will need to be reviewed by Dave Glen.

Ms. Dotson inquired about the large scale solar field setback zoning and Ms. Connors confirmed that the setback requirement is 125 feet.

Mat Ashmankas made a motion to approve warrant articles pending possible Stantec revisions, Bruce DeVault seconded, voted unanimously.

Mat Ashmankas made the motion to rescind the previous motion, Paul Piktelis seconded, voted unanimously.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, voted unanimously.

Mat Ashmankas made the motion to approve the warrant articles pending possible Stantec revisions, Paul Piktelis seconded, voted unanimously.

7:50 p.m. Minor Modifications of Oak Pond Avenue Drainage Improvements
 308 Millbury Avenue
 Pakachoag Acres

David Faist, represented Pakachoag Acres, stated that the as built plans are complete. There is a new sidewalk at the building frontage and channels the flow. It is 30' short. He presented the Board the modifications on the drainage. Based on Stantec comments, there will be a concrete apron with the remaining sidewalk to the property. They will work with the Conservation Commission on this improvement.

Ms. Connors stated that she reviewed with David Glen, Stantec, and requested the modified plan be submitted to Conservation Commission.

Ms. Dotson inquired and Ms. Connors confirmed that the grade will be ADA accessible.

Mat Ashmankas made a motion to approve with the modification recommended by Stantec and the receipt of the updated plan, plan last updated February 25, 2020, Bruce DeVault seconded, voted unanimously.

8:02 p.m. Partial Release of Performance Guarantee
 Autumn Gate Estates

Ms. Connors stated that she has reviewed the pump station issues with the town. Mr. Gallo will pay \$10,000 payable to the Town and the sewer commission. Once the as-built plans are finalized Mr. Gallo is requesting a \$10,000 payment from the performance guarantee.

Mat Ashmankas made a motion to release \$10,000.00 from Autumn Gate Estates completion fund. The remaining balance is \$102,395.00. Paul Piktelis seconded, voted unanimously.

Other Business:

Ms. Dotson inquired about the status of future conversations with Cobblestone Village and abutter.

Ms. Connors stated that Mr. Venincasa is requesting to set up a time to meet with Mr. Richards. There has been no response from the resident at the time of the meeting.

MILLBURY PLANNING BOARD
MINUTES
March 9, 2020

Chairman Gosselin inquired and Ms. Connors confirmed that the downtown project pricing is currently under review. It will be finalized this week and construction is slated to start April 1, 2020.

Adjournment

Paul Piktelis made a motion to adjourn, seconded by Bruce DeVault, voted unanimously. Meeting adjourned at 8:07 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:







