

MILLBURY PLANNING BOARD

MINUTES

February 8, 2021

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 8, 2021 at 7:15 p.m. via remote participation via ZOOM video conferencing pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L.C. 30A, Section 18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place. The meeting was recorded and streamed by Millbury Public Access Cable Television. This meeting was also available through [Zoom.us/download](https://zoom.us/j/912345678). Chairman Richard Gosselin presided.

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

**7:15 p.m. Preliminary Subdivision
Butler Way – Off of McCracken Road
VBM Properties, LLC**

Chris Keenan, representing Quinn Engineering, stated that the updated plans were submitted based on the comments received.

Mat Ashmankas inquired and Mr. Keenan confirmed that the driveways can be designed to be shorter in length. They will re-design the plans to locate the house closer to the cul-de-sac.

Mr. Keenan inquired and Ms. Connors confirmed that it is not required at the preliminary plan stage to detail the house and driveway locations.

Terry Burke Dotson inquired and Mr. Keenan confirmed that lots 1A and 3A meet the calculation for frontage on a lot.

Paul Piktelis recommended and Ms. Connors confirmed that she will update the decision to include Stantec's comments.

Chairman Gosselin inquired and Mr. Keenan confirmed that Butler Way will be a public roadway.

Darin Haig, 92 McCracken Road, expressed concern about the abutter area and was looking to ensure that there will be enough vegetation to maintain privacy.

Bruce DeVault made a motion to grant the certificate of approval of preliminary plan for Butler Way, subject to the modifications discussed regarding the Stantec email dated February 5, 2021. Paul Piktelis seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, Mat Ashmankas opposed, the vote was approved 4-1.

**7:54 p.m. Reduction of Performance Guarantee for Phase II
Stratford Village
Mike Staiti**

Ms. Connors referred to the request for the reduction of the performance guarantee for Stratford Village Phase II.

Chairman Gosselin inquired and Ms. Connors confirmed that the as-built plans are in the other two sections. The remaining outstanding work includes loam and seeding, with the final as-built plans being completed within a few months.

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Ms. Dotson inquired and Ms. Connors stated that she will discuss with the developer moving the snow stockpile location so that it does not impede sight distance at the intersection with Burbank Street.

Paul Piktelis made a motion to release \$105,445.00 for Stratford Village, Millbury, MA, dated September 1, 2003, last amended April 24, 2009. Mat Ashmakas seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

7:58 p.m. Minutes

Paul Piktelis made a motion to approve the minutes of September 28 2020 meeting, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Paul Piktelis made a motion to approve the minutes of October 13, 2020 meeting as amended, Mat Ashmakas seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Paul Piktelis made a motion to approve the minutes of October 26, 2020 meeting as amended, Mat Ashmakas seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Miscellaneous

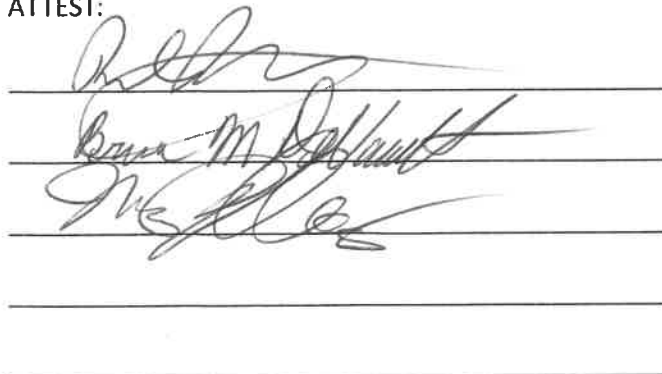
Ms. Connors referred to an email received by Weston & Sampson regarding improvements to the storm water bylaws. She will add the action item to the March Planning Board meeting.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously. Meeting adjourned at 8:22 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Three handwritten signatures are written over three horizontal lines. The first signature is in cursive and appears to be 'Paul Piktelis'. The second signature is also in cursive and appears to be 'Bruce M. DeVault'. The third signature is in cursive and appears to be 'Rich Gosselin'. There are two more empty horizontal lines below the signatures.