

MILLBURY PLANNING BOARD

MINUTES

January 25, 2021

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 25, 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. Chairman Richard Gosselin presided.

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

**7:15 p.m. Public Hearing Con't – Adaptive Reuse Special Permit, Multi-family Special Permit
 & Stormwater Management Permit
 Singletary Arms - 115 West Main Street, 119 West Main Street, 3 Burbank Street,
 4 Burbank Street
 Douglas Backman**

Michael Stalzer, Project Manager, representing the applicant updated the Board on the status of the application. They are scheduled to be at the next Conservation Commission meeting. Nitsch Engineering has revised and submitted the updated traffic study.

Fayssal Hussein, representing Nitsch Engineering, presented the updated traffic study.

Bruce DeVault expressed concern regarding changing High Street to a right turn only and the proposed narrowing of the roadway.

Chairman Gosselin expressed concern regarding the proposed intersection box on West Main Street and Mr. Hussein confirmed that signage will be installed.

Nancy Finn, 9 Emily Drive, expressed concern regarding the parking on Burbank Street and Mr. Stalzer confirmed that they are reviewing the parking for the Village Knoll.

Discussion ensued regarding the Cordis Mills complex parking in town and the parking space requirements.

Chairman Gosselin expressed concern regarding the number of planned parking spaces and the lack of parking spots for delivery drivers and other non-resident spots on the site plan.

Ms. Dotson expressed concern over the amount of parking spaces, particularly the number of units allocated to efficiency units.

Discussion ensued regarding the traffic on Burbank Street into Sutton.

Richard Bryant, representing Stantec, stated that he has visited the intersection in Sutton and the proposed project site.

James Marran, Sutton resident, stated that he believes the project is in violation of Millbury's Sec. 14.3 Public Safety Impact's Special Criteria. He detailed the section of Burbank Street that enters Sutton. The roadway narrows to 13 feet and only one vehicle can pass at a time. He is concerned over the additional traffic the project will generate.

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TOWN CLERK
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MILLBURY, MASS.

MILLBURY PLANNING BOARD
MINUTES
January 25, 2021

Douglas Backman stated that there is insignificant amount of traffic impacts from the proposed project and that he is not aware of any intention to expand the Millbury by-laws to cover this issue. He does not have any knowledge of a plan to address the situation.

Mr. Marran stated that he has standing regarding the project because he owns 30 High Street and is a certified abutter to the project.

Chairman Gosselin stated that the iron pins for Lot3 and other side of Burbank Street are not depicted on the plan and they will need to submit updated plans.

Anne Bassett, 32 Burbank Street, expressed concern regarding the traffic impact and the parking plan.

Terry Burke Dotson expressed concern regarding the design of the project. She stated it is overdeveloped and inquired as to where the additional parking will be located. She also stated that there is an opportunity to blend the new construction to the existing mill footprint. She did not like the modern and various building colors.

Discussion ensued regarding the proposed site and conservation concerns. Ms. Connors confirmed that the applicant has filed with the Conservation Commission.

Fran DeSimone stated that the Technical Review Committee required 398 parking spaces for the project and based on the current plan there are only 330 which is 60 fewer than required. He expressed concern over scope of the proposed building construction.

Laurie Connors stated that they are proposing to provide more parking than is standard in most communities. If they were to submit this development under Chapter 40B, that's all they'd have to do is the standard. They would not need to go in front of the Planning Board. They would go to the Board of Appeals and the Zoning by-laws would not apply. It would be a completely different process. They would not be required to have 329 parking spaces.

Chairman Gosselin stated that if they moved forward with 40B they would all be low income units. Currently there is no plan for the units to be low income. Ms. Connors stated that 10% in the Mill Building will be low income units per the by-law requirement. Chapter 40B will require 20% of the entire development be affordable units and that would require fewer parking spaces.

Ms. Dotson addressed some of the concerns written by Tom Brown in his 16-page letter regarding the development of Singletary Arms. He lived across from 4 Burbank Street. He wrote that there were major water problems thru the woods that pooled on the property. In the winter months there has been ice down both sides of Burbank Street. He expressed concern that the current swamp is a wildlife habitat, that the snow is stored behind and along the side of the mill. He also noted that he believed that Mary Lukazak, the previous owner of 4 Burbank Street said that the property would not be developed on, probably because it was a nature preserve. He thought that it could be noted in her deed.

Mr. Backman disagreed with some of the comments in the letter received.

Ms. Connors stated that due to the outstanding engineering issues that need to be addressed, she recommends continuing the public hearing.

MILLBURY PLANNING BOARD
MINUTES
January 25, 2021

Ms. Dotson inquired and Mr. Backman stated that there would not be enough time to reconsider the design and parking for the project.

Paul Piktelis made a motion to continue the public hearing to 7:15 p.m. on Monday, February 22, 2021. Bruce DeVault seconded and on a roll call vote with Rich Gosselin, Paul Piktelis, Terry Burke Dotson, Bruce DeVault and Fran DeSimone in favor, the vote was approved unanimously.

9:29 p.m. Partial Release of Performance Guarantee
Stratford Village
Keystone Development

Mat Ashmankas made a motion for a partial release of the performance guarantee in the amount of \$122,007.00, with a balance of \$81,895.00 to be released upon project completion. Paul Piktelis 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.

9:31 p.m. Mylar and Covenant Endorsement
Clear View Definitive Subdivision
Eastland Partners

Paul Piktelis made a motion to accept a covenant for the Clearview Definitive Plan, dated January 11, 2021. 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 endorse the Definitive Plan, dated March 20, 2020, last amended December 12, 2020, prepared by Turning Point Engineering. 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.

9:34 p.m. Minutes

Mat Ashmankas made a motion to approve the minutes of the August 17, 2020 meeting, seconded by Paul Piktelis. 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.

Mat Ashmankas made a motion to approve the minutes of the December 14, 2020 meeting as amended, seconded by Paul Piktelis. 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 adjourn, seconded by Bruce DeVault. 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 9:35 p.m.

Respectfully submitted,

Stephanie Collins

MILLBURY PLANNING BOARD
MINUTES
January 25, 2021

ATTEST:



Three handwritten signatures are present over horizontal lines. The first signature is in black ink and is highly stylized. The second signature is in black ink and appears to be 'Paul G...'. The third signature is in blue ink and appears to be 'Bruce M. DeWitt'. There are two additional empty horizontal lines below the signatures.