

MILLBURY PLANNING BOARD
MINUTES
October 25, 2021

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 25, 2021 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

Pledge of Allegiance

**7:15 p.m. Public Hearing Con't– Stormwater Management Permit
192 Millbury Avenue
Robert Murphy**

Robert Murphy, representing the applicant, presented the plan updates to the Board since the last meeting. They will address all of the Planning Director's comments on the revision.

They meet the minimum parking space requirements but there was an error on the parking calculations table specified on the plan. This will be corrected on the revised plans.

Mr. Murphy stated that there will not be a dumpster on site. Trash will be via tote.

They received the lighting plan from LSI lighting and it will meet the requirements of the Board. They will install a fence with the retaining wall.

Mr. Murphy requested a continuance of the public hearing to address the stormwater management comments.

Chairman Gosselin inquired and Mr. Murphy stated that the datum coordinates are specified on the site plan.

Discussion ensued regarding the requested waivers for the project.

Dan Rizika, 18 Manor Road and owner of 2 Shore Terrace, expressed concern over the fill put on the property.

Ms. Dotson inquired and Mr. Rizika stated that the fill is on the property line. They have appealed the decision of the Conservation Commission. He is requesting more privacy screening via the fencing.

Amy Rizika, 18 Manor Road, expressed concern over the stormwater flow onto her property.

Mr. Murphy stated that the previous Order of Conditions included installation of haybales and silt fencing at the base of the slope.

Susan Schroeder, 186 Millbury Ave, inquired if the Board has visited the site. She expressed concern regarding the parking lot.

Mat Ashmankas made a motion to continue the public hearing to 7:15 p.m. on November 8, 2021, Paul Piktelis seconded, voted unanimously.

**8:00 p.m. Public Hearing Con't – Multi-family Special Permit, Site Plan Review &
Stormwater Management Permit
17 Rice Road – Rice Pond Village
Whitney Street Home Builders, LLC**

Mr. Ashmankas referred to the email received from James Tetreault regarding the public hearing. They are requesting a continuance of the public hearing and to be placed on the agenda for November 22, 2021.

Paul Piktelis made motion to continue the public hearing to 7:15p.m. on November 22, 2021, Mat Ashmankas seconded, voted unanimously.

8:13 p.m. ANR – 4 Manor Road

Nicholas Buffone, 4 Manor Road, stated that they are requesting approval from the Board to subdivide the property into two properties. They meet all the requirements of the Town.

Paul Piktelis made a motion to endorse the ANR plan entitled: "Plan of Property Surveyed for Nicholas F. Buffone, Trustee of 4 Manor Road, LLC, Realty Trust, 4 Manor Road, Millbury, Massachusetts", dated July 30, 2021, prepared by Jarvis Land Survey, Inc., 29 Grafton Circle, Shrewsbury, MA, Bruce DeVault seconded, voted unanimously.

**8:17 p.m. Final Release of Performance Guarantee/Certificate of Completion
Stratford Village – Off Burbank Street**

Gerald Finn, 9 Emily Drive, expressed concern about the Site Supervisor's failure to backfill the new shrubs installed at the property.

Jesse Germain, Stratford Village, Site Supervisor, 111 Mill Road, Boylston, stated that he visited the site and he backfilled the bushes at the site this evening.

Discussion ensued regarding the landscaping recently completed.

Ms. Dotson recommended holding the amount of \$4,000.00 for one year to ensure that the new plants survive.

Laurie Connors recommended that the Board release the Tri-partide Agreement serving as performance guarantee for Phases I and III.

Mat Ashmankas made a motion to release the sum of \$18,431.15 plus interest held as performance guarantee for Phase II of the Stratford Village Open Space Community such that \$4,000.00 will remain in cash, Paul Piktelis seconded, voted unanimously.

Mat Ashmankas made a motion to release the sum of \$ 81,895.00 plus interest held as performance guarantee for Phase I & III of the Stratford Village Open Space Community such that \$0 will remain, Paul Piktelis seconded, voted unanimously.

Other Business

Paul Piktelis made a motion to cancel the December 27, 2021 Board meeting, Terry Burke Doston seconded, voted unanimously.

Terry Burke Dotson made a motion to discuss the submittal requirements for projects to be the Wednesday prior to a meeting, Mat Ashmankas seconded.

Discussion ensued regarding the deadline for finalizing the agenda and submission of plans for Board meetings.

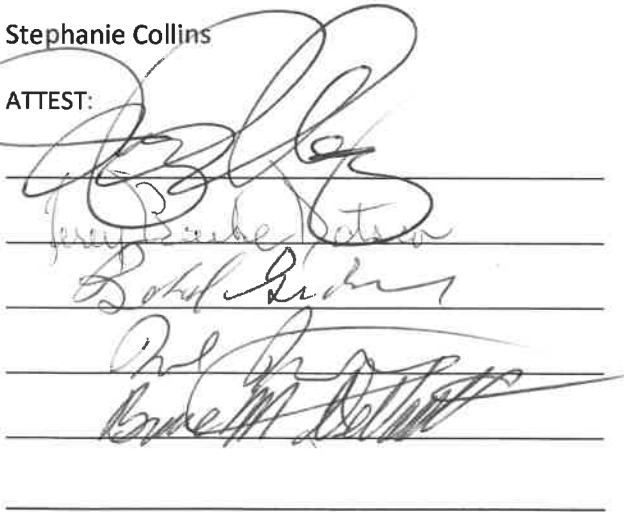
The vote was Terry Burke Dotson in favor, Mat Ashmankas, Bruce DeVault, Paul Piktelis and Richard Gosselin opposed, the motion failed.

Mat Ashmankas made a motion to adjourn, seconded by Paul Piktelis, voted unanimously. Meeting adjourned at 8:44 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Terry Burke Dotson
Richard Gosselin
Paul Piktelis