

MILLBURY PLANNING BOARD  
MINUTES  
January 10, 2022

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 10, 2022 at 7:15 p.m. via Zoom and also available through [Zoom.us/download](https://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,  
Absent: Alternate Fran DeSimone

**7:15 p.m. Vote – IPADS for Planning Board Business**

Chairman Gosselin requested that Sean Hendricks, Town Manager, join the remote meeting to speak on the vote for the IPADS and Laurie Connors stated that he will join the meeting momentarily. She requested that the Board to move to the next agenda item.

**7:18 p.m. Minutes – 11.22.21**

Paul Piktelis made a motion to approve the minutes of 11.22.21 meeting and Terry Burke Dotson requested to postpone the vote in order to submit her amendments to the document.

Paul Piktelis withdrew the motion.

**7:20 p.m. Public Hearing – Site Plan Review & Stormwater Management Permit  
Abbott Place  
Parklund Place, LLC**

John Grenier, JM Grenier Engineering Associates, representing the applicant, gave a presentation on the project and site plan for the Board. They will update the site plan to address the comments received from Stantec Engineering and the Planning Director.

Ms. Dotson inquired and Mr. Grenier confirmed the parcel frontage and that they will request the street number from the Police Department.

Mat Ashmankas stated that the applicant will need to also consult with the Postmaster regarding the street number.

Mr. Piktelis inquired and Mr. Grenier confirmed that the existing parking lot will remain.

Bruce DeVault inquired and Mr. Grenier confirmed that the work will be within the wetland buffer zone and they have received an Order of Conditions for this work from the Conservation Commission.

Chairman Gosselin requested and Mr. Grenier confirmed that the Board will receive updated site plans showing monuments at the lot corners and elevations.

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Chairman Gosselin requested and Mr. Grenier confirmed that the updated plans will include detailed information about the berm to be installed for the project.

Mat Ashmankas recommended that the applicant speak with the Fire Chief regarding the project and ensure that he is satisfied with the proposed access in case of an emergency.

Paul Piktelis made a motion to continue the public hearing to 7:15 p.m. on January 24, 2022, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, Mat Ashmankas, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

**7:55 p.m.      Vote – IPADS for Planning Board Business**

Paul Piktelis made a motion to utilize IPADS to view Planning Board information and project submittals, except for site plans, building elevation plans and subdivision plans, in lieu of the receipt of hard copies. Hard copies of plans will still be provided for pickup by 11 am on the Friday before the Monday Planning Board meetings, Bruce DeVault seconded, on a roll call vote with Rich Gosselin, Paul Piktelis, Mat Ashmankas, and Bruce DeVault in favor, Terry Burke Dotson opposed, voted 4-1.

**8:03 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**

Steven Venincasa, representing Whitney Street Home Builders, explained to the Board that due to the requirement within the decision for the 19 Canal Street project that the affordable housing must be within ½ mile of the WRTA bus stop on Elm Street, they plan to outfit an existing multi-family home that they own at 25 Maple Street for that purpose. The affordable housing for Rice Pond Village, on the other hand, will be within a new single-family home.

Steven Venincasa summarized the feedback received from the railroad regarding crossing improvements and the costs for those improvements. He explained that the railroad crossing improvements are above the carrying capacity of the Rice Pond Village development given the other negotiated mitigation measures. He gave the Planning Board four proposed options for the development going forward and asked for their feedback. Options are as follows:

- Close Rice Road to vehicular traffic at the railroad crossing. The developer will construct a cul-de-sac and install an emergency gate.
- All parties that benefit make equal contributions- neighborhood, Town and developer- towards the costs of railroad crossing improvements.
- Developer will withdraw the application and file a Chapter 40B application with the Board of Appeals. Whitney Street Home Builders will pay 100% of the costs of the railroad crossing improvements. 25% of all units within the rental development will be affordable.
- Increase the number of units within the proposed duplex development to 52 units. Whitney Street Home Builders will pay 100% of the costs of the railroad crossing improvements and will augment landscape planting and realign four of the buildings.

Chairman Gosselin recommended that the Board receive feedback from the abutters regarding the options the developer presented as well as a fifth option to do nothing.

Several abutters voiced opinions on the status of the project and what they would recommend for the site. They are not in favor of the proposed cul-de-sac, the town and neighborhood contribution for railroad improvements or the 40B option. All expressed support for the "do nothing" option.

Steven Sterns stated that he is not in favor of any of the developer's proposed options, however he felt that the option to revert to the original plan of 52 units was the most amenable to him.

Discussion ensued regarding the conditions of approval and interpretation of Zoning Bylaws.

Discussion ensued regarding the 40B definition and the process for filing a Chapter 40B application.

Chairman Gosselin requested and Ms. Connors confirmed that she will draft a letter to the railroad asking if they would consider paying a portion of the railroad crossing improvements.

Mr. Venincasa requested that the Board continue the public hearing to the next meeting.

Paul Piktelis made a motion to continue the public hearing to 7:20 p.m. on January 24, 2022, Bruce DeVault seconded, and on a roll call vote, with Rich Gosselin, Paul Piktelis, Mat Ashmankas, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

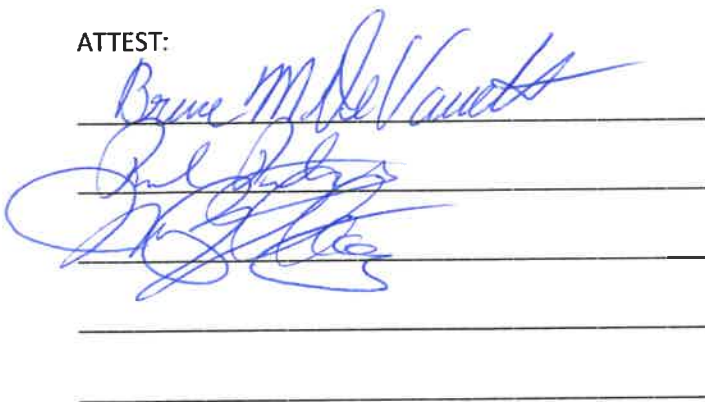
#### **Other Business**

Paul Piktelis made a motion to adjourn, seconded by Bruce DeVault, voted unanimously. Meeting adjourned at 9:08 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Three handwritten signatures in blue ink are written over four horizontal lines. The first signature is 'Bruce M. DeVault', the second is 'Paul Piktelis', and the third is 'Rich Gosselin'. There are two more empty horizontal lines below the signatures.