

MILLBURY PLANNING BOARD
MINUTES
March 14, 2022

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 14, 2022 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

**7:15 p.m. ANR – 272 W Main Street
William & Marilyn Crandel**

Walter Erickson, applicant, stated that they are purchasing the property and plan to renovate the 1850 house and create a second lot.

Fran DeSimone inquired and Mr. Erickson confirmed that the second lot frontage will be on West Main St.

Mat Ashmankas inquired and Mr. Erickson confirmed that the bank owns the property and they are Closing on the property on Wednesday.

Mr. Ashmankas inquired and Mr. Erickson confirmed that the property has town sewer service.

Mr. DeSimone inquired and Mr. Erickson confirmed the proposed location of second house and driveway behind the existing house.

Paul Piktelis made a motion to endorse the plan entitled "Plan of Property Surveyed for William H. & Marilyn Crandel, 272 West Main Street, Millbury, Massachusetts", dated February 8, 2022, prepared by Jarvis Land Survey, Inc., Bruce DeVault seconded, voted unanimously.

**7:23 p.m. Planning Board Recommendation to Board of Selectman
Public Road Acceptance – Hilltop Drive**

Conor McCormack referred to the Board requirement to submit written recommendation for street acceptance to the Board of Selectmen.

Paul Piktelis made a motion to recommend that the BOS approve the layout for Hilltop Drive Extension, as shown on a plan entitled "Road Acceptance Plan Prepared for Stephanie J. Adams, Mark R. Sadowski, Hilltop Drive, Millbury, Massachusetts", prepared by Jarvis Land Survey, Inc., dated July 1, 2018, Mat Ashmankas seconded, voted unanimously.

7:26 pm Minutes

Mat Ashmankas made a motion to accept the minutes of January 24, 2022, Paul Piktelis seconded, Rich Gosselin, Paul Piktelis, Mat Ashmankas and Bruce DeVault in favor and Terry Burke Dotson opposed, voted 4 -1.

Mat Ashmankas made a motion to accept the minutes of February 14, 2022, Paul Piktelis seconded, Rich Gosselin, Paul Piktelis Mat Ashmankas and Bruce DeVault in favor and Terry Burke Dotson opposed, voted 4 -1.


7:27 pm. Other Business

Scott Depree, Selectmen, expressed concern regarding the forestry work in the Brierly Pond area. Conor McCormack detailed the Forest Cutting Plan approved by the State. He stated that the project was presented to the Conservation Commission.

Terry Burke Dotson requested the Board discuss the warrant articles for the upcoming Town Meeting. Mr. Ashmankas stated that all questions and concerns will be addressed at the upcoming town meeting.

Ms. Dotson stated that there is a citizen's petition for a moratorium on multi-family developments until the Town zoning bylaws have been updated. Mr. Ashmankas stated that the Planning Board is not authorized to vote on the petition.

Conor McCormack stated that the MBTA presentation will be given at the BOS meeting on April 12, 2022. Town staff is also working on a workshop for Ch. 40B projects.

 Ms. Dotson presented a document she created to discuss new housing program revenues for the town.

Discussion ensued regarding affordable housing programs.

Steven Stearns, 12 Thomas Hill Road, discussed the 40B units currently available in town and affordable housing requirements.

Bruce DeVault made a motion to adjourn, seconded by Mat Ashmankas, voted unanimously. Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

