

MILLBURY PLANNING BOARD  
MINUTES  
June 17, 2019

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 17, 2019 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent:

**7:15 pm            Reorganization – Chairman, Vice Chairman, Clerk, CMRPC Rep  
Earth Removal Board Member**

Paul Piktelis nominated Rich Gosselin for Chairman, Terry Burke Dotson seconded, voted unanimously.

Mathew Ashmankas nominated Paul Piktelis for Vice Chairman, Chairman Gosselin seconded, voted unanimously.

Paul Piktelis nominated Mathew Ashmankas for Clerk, Terry Burke Dotson seconded, voted unanimously.

Paul Piktelis nominated Terry Burke Dotson for CMRPC Rep, Chairman Gosselin seconded, voted unanimously.

Terry Burke Dotson nominated Bruce DeVault for Earth Removal board member, Paul Piktelis seconded, voted unanimously.

**7:20 pm            Discussion of Master Plan**

Ms. Connors stated that the meeting is the opportunity for the Board members to provide feedback on the draft master plan and discuss changes.

Heather Gould, representative from BSC Group and provided a Powerpoint presentation to the Planning Board. The plan encompassed the two planning phases from 2016 (visioning) and 2018. She detailed the different elements to the master plan.

Ms. Dotson indicated that the land use implementation matrix on page 120, highlights economic development recommendations for Route 122A (Providence Street) and Route 20 (SW Cutoff). She inquired as to why Route 146 wasn't highlighted as a priority as well.

Ms. Connors stated that Route 146 is Industrial zoned and included within the Route 146 Overlay District. She asked if the Planning Board wanted to update the master plan to include verbiage about Route 146.

Ms. Gould indicated that the community facilities goal #6 references improvements and development of a capital plan.

Ms. Dotson requested further clarification.

Ms. Connors indicated that it is detailed in the executive summary on page 13. She indicated that it is a draft copy for the Planning Board to review and the final master plan will be produced once revisions completed. She stated that if there were no changes then the Board would vote on this master plan.

Chairman Gosselin asked if there were any further comments from the Board.

Mr. DeVault inquired about the section which detailed construction of a new Fire and Police station.

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Ms. Connors stated that the Master Plan detailed proposing the new fire and police station be constructed at the same time. This is a ten year plan. She indicated that both departments are requesting new buildings in the future.

Mr. DeVault asked if it would then be voted on at the town meeting. He referred to an article in the Chronicle regarding the fire station.

Mr. Ashmankas stated that the voting would take place at the fall town meeting.

Ms. Connors stated that the Master Plan is not a mandate but that departments should refer to the Master Plan when setting priorities. She also said that mention of potential project in the Master Plan is key for grant applications.

Ms. Dotson inquired if the town would be able to assist a developer with obtaining sewer and water on Rte. 146.

Ms. Connors responded that a Mass Works grant would be applied toward those projects. A proposed development is key to a competitive grant application. A challenge is that most developers want to move quickly they do not want to wait for the grant timeframe. There is only one grant a year.

Ms. Gould pointed out that the economic development section describes the various zoning districts on pages 45-46.

Ms. Dotson requested and Ms. Gould confirmed that the updated Master Plan will highlight economic development recommendations for Rte. 146. Ms. Dotson requested that the zoning be changed to industrial.

Ms. Connors responded that there are two zones on Rte. 146 - Business 2 District, and the bulk of Rte. 146 is already industrial zoned.

Chairman Gosselin expressed concern is about the fee of this Master Plan. He was concerned about the return of investment for the Town. He asked about the results from the last Mater Plan. He asked how many goals were met, was it looked at and researched.

Ms. Gould stated that the 1998 Master Plan is reference in the introduction of this new Master Plan. She indicated that some of the 1998 Master Plan goals are the same on the new plan because they are still relevant. Certain goals will be included in future plans.

Ms. Connors indicated that based on recommendations in the 1998 Master Plan, Providence St by the Sutton line was rezoned. It was previously residential and suburban and was re-zoned industrial a few years ago. The Route 146 Overlay District was expanded in the timeframe of 2006/2007 to include many properties along Rte. 146.

Mr. Pikelis asked what the typical timeframe is for implementing a Master Plan.

Ms. Connors stated that it could take decades to implement. The previous 1998 Master Plan recommendations yielded updated Subdivision Rules and Regulations, a new Open Space Community Bylaw, and a new Adaptive Reuse Bylaw.

Chairman Gosselin expressed concern about how the Master Plan recommendations will be implemented, especially with regards to funding.

Mr. Ashmankas requested that the document be updated to include timeframes to apply for the grants.

Ms. Connors indicated that the point of downtown project is to bring businesses into town.

Mr. Pikelis would like to see more commercial base in town.

Ms. Connors indicated that the Master Plan pointed out that commercial/industrial is 5% of land use yet it generates 20% of the tax base of the town.

Mr. Ashmankas suggested that Windle Field should be reused for commercial development.

Ms. Connors responded that she believed there was a use restriction specified in the deed.

Chairman Gosselin asked that the Master Plan address the need for technology improvements. Ms. Connors responded that the Town has made a number of technology improvements lately including on-line permitting, parcel-based zoning as a layer on the on-line GIS, etc. He suggested investing in a dashboard for tracking town vehicles, buses, etc.

Mr. DeVault explained that the Town could buy the tracking program, rent the GPS, and pay a yearly subscription.

Ms. Connors asked the board if there were any other recommendations or changes to be made to the plan.

Mr. DeVault referred to the transportation section and he disagreed with the statement that sidewalks are in excellent condition. He referred to the bump outs location and his dislike of them.

Ms. Connors indicated that the sidewalks referred to as excellent are in the downtown and that the bump outs are part of an approved fully-funded project.

Mr. DeVault inquired about zoning changes and inquired about the need for clarification on home occupations.

Ms. Gould indicated that one recommendation is that residential and industrial zones be analyzed.

Ms. Connors indicated that industrial 1/industrial 2 uses are not compatible. They are currently grandfathered uses. The Master Plan recommends consolidating zoning districts and simplifying the zoning bylaws. Rte 122/Grafton Road is Industrial/Suburban 4.

Mr. DeVault asked what the limitation would be on updating the zoning.

Ms. Connors indicated that the Master Plan will give the direction on updating zoning. She has received three proposals on rezoning.

Mr. DeVault asked how Bramanville Village is zoned. He stated that there are historical buildings in the village.

Ms. Connors stated that it is a mixed use zone that was adopted to implement a recommendation from the last Master Plan. She indicated that there is an inventory of historical resources in the Planning Department. She pointed out that the Master Plan is on the website for the public to view.

Ms. Dotson requested that a hard copy be made available in the library once completed.

Ms. Gould stated that the plan sets the vision for the town's future. The implementation matrix details the strategies and recommendations. She will list the State grants available for implementation in the updated plan.

Chairman Gosselin requested to have that information listed in the plan booklet.

Mr. Bourdeau, 32 Autumn Gate Circle, asked if there is a Planning Board meeting scheduled for June 24<sup>th</sup>.

Ms. Connors stated that this meeting was designated for the Master Plan discussion and confirmed that there is a Planning Board meeting on June 24, 2019.

Ms. Connors indicated that the funding deadline for the master plan is in two weeks. A portion of the Master Plan cost will be covered by grants.

Chairman Gosselin stated that the approval of the Master Plan will be conditioned on receiving an amended plan.

Ms. Dotson stated that the ponds and lakes committee voted on a public beach. She and Mathew found a parcel of land and proposed to move forward. The Town Meeting then voted it down. She requested that construction of a public beach be added to the new master plan.

Mathew Ashmankas made a motion to accept the Master Plan with conditions detailed, Paul Piktelis seconded, voted unanimously.

**8:25 pm**

**Review of Re-Zoning Proposals**

Ms. Connors provided a summary of the proposals she received to the Board. She indicated that there is remaining money in the FY 2019 budget (\$6000) that can be used for zoning changes/reconditions. This would supplement \$12,000 allocated at the spring Town Meeting for the re-zoning. The project involves updating the uses by Zoning District, creating a use table, updating the dimensional table, simplifying the Zoning Map/combining districts, and coming up with a new zoning scheme for Route 122a (Grafton Road).

Ms. Connors stated that she reviewed the three quotes. She provided the quotes and resumes to the Planning Board. She expressed concerns about the resumes received from BSC Group and CMRPC. She recommended awarding the contract to Barrett Planning Group.

Paul Piktelis made a motion to award the contract to Barrett Planning Group, Mathew Ashmankas seconded, voted unanimously.

**8:30 pm**

**Casa Verde Subdivision – Roads Acceptance Plan Endorsement**

Ms. Connors presented the as-built and acceptance plans for the roadways accepted as public at the May 2019 Town Meeting. The town cannot execute the deed until the Planning Board signs the plans. The plans have been approved by town counsel and Stantec.

Paul Piktelis made a motion to endorse the acceptance plan dated October 31, 2018 last updated February 4, 2019, Mathew Ashmankas seconded, voted unanimously.

Paul Piktelis made a motion to approve the as-built plans for Skyview Drive, Westview Avenue and Nightview Place, prepared by GLM Engineering Consultants, Inc., dated October 31, 2018 and last revised February 4, 2019, Mathew Ashmankas seconded, voted unanimously.

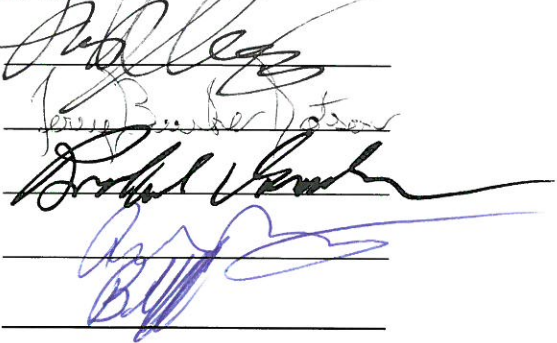
**Adjournment**

Mathew Ashmankas made a motion to adjourn, Paul Piktelis seconded, voted unanimously. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Paul Piktelis  
Brian Bunker  
[Signature]