

MILLBURY PLANNING BOARD  
MINUTES  
July 22, 2019

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, July 22, 2019 at 5:00 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Vice Chairman Paul Piktelis presided.

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

Absent: Rich Gosselin

**5:00 pm            Cobblestone Village – Performance Guarantee**  
**Elite Builders**  
**Steven Venincasa**

Ms. Connors indicated that Cobblestone Village has multiple buildings that are ready for occupancy. The performance guarantee is for all six buildings. Stantec has provided the updated cost estimate in the amount for \$431,053.00. Ms. Connors indicated that the tripartite agreement was updated based on Town Counsel's recommendations.

Mat Ashmankas made a motion to accept the tripartite agreement as written, dated July 22, 2019, Bruce DeVault seconded, voted unanimously.

**5:03 pm            Casa Verde Village – Release of Performance Guarantee**

Ms. Connors stated that the roadways in the first three phases have been conveyed to the Town Of Millbury. Casa Verde Village requested a deduction of the performance guarantee for Phase IV currently in the amount of \$272,005.00. The recommendation is to release \$154,152.00 and \$117,853.00 will remain as the balance for the final section of the roadway to be completed.

Mat Ashmankas made a motion to release \$154,152.00 for Casa Verde Village performance guarantee, Bruce DeVault seconded, voted unanimously.

**278 West Main Street:**

Mr. Connors updated the Planning Board on the West Main Street solar project. They have requested to change the culvert crossing from two 24" pipes to a series of smaller pipes to be spread out at the crossing for less impact to the beaver dam. They are working with Stantec and will provide revised plans. She recommended a majority vote from the Board authorizing Chairman Gosselin's approval of the minor modification.

Mr. Piktelis indicated his approval is subject to Stantec approving the minor modification as well as Conservation Commission approval, Mr. DeVault and Mr. Ashmankas also confirmed approval. Ms. Dotson recommended they come before the board and review the updated plans for approval.

Majority of the Planning Board ruled approving the minor modification based on the approval of Stantec, Conservation Commission and Chairman Gosselin.

**Downtown Project:**

Ms. Connors indicated that the Downtown project is proceeding and one of the requirements is a Stormwater permit. She asked if the Planning Board would support waiving Stantec review of the stormwater permit application due to lack of money to pay them for their review.

Paul Piktelis recommended Ms. Connors check with Stantec for a cost reduction to be applied for the invoices received for the project.

Mr. Ashmankas inquired about the timeframe for the project and Ms. Connors stated that it is ongoing. The plans are 95% completed and are available for review in the Planning Department.

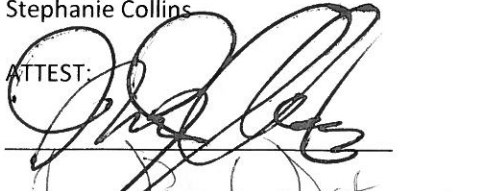
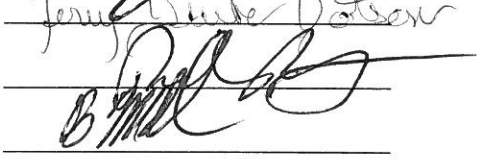
**Adjournment**

Mat Ashmankas made a motion to adjourn, Bruce DeVault seconded, voted unanimously. Meeting adjourned at 5:18 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

  
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Jerry Bunker Watson  
  
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Bruce DeVault  
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