

MILLBURY PLANNING BOARD

MINUTES

October 28, 2019

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 28, 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, Michael Georges, Mathew Ashmankas

Absent:

7:15 p.m.

61 Miles Street – Public Hearing Con't

Multi-family Special Permit – Continue to 7:20 p.m. on November 25, 2019

Mathew Ashmankas referred to an email received from Bob Murphy requesting to continue the public hearing to November 25, 2019.

Paul Piktelis made a motion to continue the public hearing to 7:20 p.m. on November 25, 2019, Mathew Ashmankas seconded, voted unanimously.

7:20 p.m.

412 Greenwood Street – Public Hearing

Accessory Dwelling Special Permit

John Mazieka

Peter Engle, McClure Engineering, representing John Mazieka, 412 Greenwood Street, requested to construct a 750 square foot, 1 bedroom apartment above the existing 2 car garage. Discussion ensued regarding the deed restriction on the house and Mr. Engle confirmed that it will remain a three bedroom residence. Ms. Connors referenced the Board of Health letter and that the deed restriction is referenced in the decision.

Mathew Ashmankas made a motion to close the public hearing, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a) location, type and intensity of lighting, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(b) landscape plan, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(c) requirement to submit an isometric drawing, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(d) locus plan at a scale of 1" =100', Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(f) requirement of a development impact statement, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to approve the accessory dwelling for John Mazieka, 412 Greenwood Street, Millbury, Massachusetts, subject to conditions a-f, Paul Piktelis seconded, voted unanimously.

7: 27p.m.

Downtown Revitalization Public Hearing

Stormwater Management Permit

Town of Millbury

Ms. Connors indicated that she received Stantec's email requesting additional information for the project. In speaking with Wesson & Sampson, they have requested to continue the hearing to November 25, 2019. Mathew Ashmankas read the email received from Wesson & Sampson.

Mathew Askmankas made a motion to continue the public hearing to 7:25 pm on Nov 25, 2019, Paul Piktelis seconded, voted unanimously.

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7:37 p.m. **266 North Main Street Ext**
 Nature's Remedy
 Performance Guarantee Release

Ms. Connors referred to the performance guarantee in the amount of \$10,003.56. All the work has been completed and approved by Stantec.

Mathew Ashmankas made to motion to approve the release, Bruce DeVault seconded, voted unanimously.

7:40 p.m. **Jessica J. Drive Extension**
 Bob Vigneau
 Minor Modification of Guardrail

Bob Vigneau, representing Baggy M. Realty Trust, discussed the guardrail for Jessica J Extension. In 2007 the subdivision was approved for 28 houses. The design included installation of a 75 foot guardrail. 2016 came to the board with diff design and low impact subdivision.

The updated plan resulted in two detention basins, construction of 20 houses and an open drainage system. At the time discussion ensued regarding the guard rails. It was determined that a guardrail system should be in place. It was 350 feet as opposed to 75 foot and 2' setback with the original design.

He researched with MASSDOT and found written material that indicates that a guardrail system is not necessary based on the current conditions of the subdivision. Ms. Connors commented that the request received was to modify the approved guard rail with a wooden guard rail.

Chairman Gosselin indicated that he will need to go onsite to review the conditions and Paul Piktelis concurred.

Ms. Connors recommended continuing the discussion to 7:30pm on November 25, 2019.

Ms. Dotson stated that she received numerous resident complaints with standing water and the swales at the subdivision. Ms. Connors responded that she visited the site on the same day and did not observe any issues with the swales. She recommended that the Board visit the site to review the site conditions.

7:50 p.m. **Minutes –**

Paul Piktelis made a motion to accept the minutes of July 15, 2019, Mathew Ashmankas seconded, voted unanimously.

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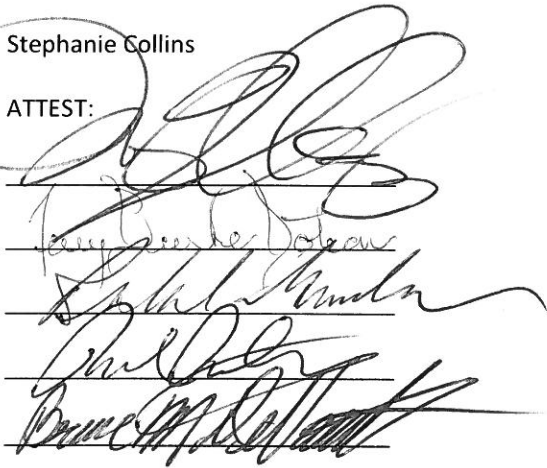
Adjournment

Paul Piktelis made a motion to adjourn, seconded by Mathew Ashmankas, voted unanimously. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



The block contains four handwritten signatures, each written over a horizontal line. The signatures are in cursive and appear to be of the following individuals: Stephanie Collins (the first signature, which is circled in the original document), Paul Piktelis, Mathew Ashmankas, and another individual whose name is not clearly legible from the signature. The signatures are written in dark ink on a white background.