

MILLBURY PLANNING BOARD
MINUTES
November 25, 2019

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 25, 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 p.m. 30 Tainter Hill Road- Public Hearing
Multi-family Special Permit
Ann Hancock**

Ann Hancock, 30 Tainter Hill Road, seeking a Multi-family Special Permit for an existing apartment. Ms. Connors referred to the letter received from the Building Inspector indicating that the dwelling meets requirements.

Paul Piktelis made a motion to close the public hearing at 7:18 p.m., seconded by Bruce DeVault, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a) natural features, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a) requirement of topography of the land at 1' contour intervals, Paul Piktelis seconded, voted unanimously.

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

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

Mathew Ashmankas moved to waive Section 12.44 (a)(e) building elevation and façade plans, Paul Piktelis seconded, voted unanimously.

Paul Piktelis made a motion to approve the site plan entitled "Site Plan, 30 Tainter Hill Road, Millbury, MA", dated October 22, 2019, prepared by HS&T Group, Inc, 75 Hammond Street, 2nd Floor, Worcester, MA, subject to conditions a-h for 30 Tainter Hill Road, Map 35, Lot 35 for multi-family special permit and site plan review, Mathew Ashmankas seconded, voted unanimously.

**7:20 p.m. 61 Miles Street Public Hearing Con't
Multi-family Special Permit**

Robert Murphy, Robert G. Murphy & Assoc., representing applicant Mark Smith for 61 Miles Street. The applicant is seeking a Special Permit for a duplex dwelling. Chairman Gosselin stated that they met all requirements.

Paul Piktelis made a motion to close the public hearing at 7:25 p.m., seconded by Mathew Ashmankas, voted unanimously.

Mathew Ashmankas moved to waive Section 12.44(a): allowed 2-foot contours where the slopes are steep and 1 foot contours where the slopes are swallow, Paul Piktelis seconded, voted unanimously.

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

Mathew Ashmankas moved to waive Section 12.44(d) requirement to submit a locus plan at a scale of 1"=100'. The locus plan is at a scale of 1"=1000', Paul Piktelis seconded, voted unanimously.

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

Mathew Ashmankas made a motion to approve the Multi-Family Special Permit and Stormwater Permit for Mark Smith, 61 Miles Street, Millbury, MA, subject to conditions a-o, plan prepared by Robert G. Murphy & Assoc., Inc., dated April 22, 2019 and last revised November 18, 2019, Bruce DeVault seconded, voted unanimously.

RECEIVED
TOWN CLERK
2020 JAN 16 PM 2:38
MILLBURY, MASS.

MILLBURY PLANNING BOARD
MINUTES
November 25, 2019

**7:30 p.m. Downtown Revitalization Public Hearing Con't
Stormwater Management Permit
Town of Millbury**

Michael Moonan, representing Wesson & Sampson, requested that the Board approve the stormwater permit for the Downtown Upper and Lower Commons project.

Based on Stantec's comments they will submit updated plans. The test pits will be dug and analyzed prior to the start of construction.

Chairman Gosselin inquired if a plan is in place regarding the test pits and Ms. Connors indicated that there is a condition, number 4 included in the decision.

Paul Piktelis made a motion to close the public hearing at 7:40 p.m., seconded by Bruce DeVault, voted unanimously.

Mathew Ashmankas made a motion to waive the Stormwater permit fee of \$200.00, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to approve the Notice of Decision on Stormwater Management Permit for the Town of Millbury, property located at the intersection of Main, South Main, & Elm Streets, subject to conditions a-h, plan entitled "Town of Millbury Improvements to Millbury Downton, Stormwater Management Permit", prepared by Weston & Sampson, dated November 2019, Paul Piktelis seconded, voted unanimously.

7:45 p.m. - Holiday Hours – 266 North Main Extension (Nature's Remedy)

Justin Lundberg, representing Nature's Remedy, sought permission for extended hours around the upcoming holidays and submitted an email detailing the times. The current operating hours are 10:00 a.m. to 8:00 p.m., Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sundays.

Chairman Gosselin suggested and the Board approved expanding hours during the holidays until the end of 2019 and requested to revisit in 2020 to ensure that there have been no traffic complaints during the 2019 holidays.

Terry Burke Dotson made a motion to approve the extended sales times by no more than two hours for November 27 and 28, 2019, December 23, 24 and 31, 2019, Paul Piktelis seconded, voted unanimously.

7:55 p.m. - Planning Board Representative on Zoning Recodification (Phase I) Focus Group

Ms. Connors explained the purpose of the focus groups – one for Rte. 122 re-zoning and a second for recodification of the zoning bylaws. Rich Gosselin serves on the Route 122 re-zoning focus group.

Mathew Ashmankas agreed to represent the Planning Board on the zoning recodification focus group.

8:00 p.m. - ANR – 105 Park Hill Avenue

Ms. Connors provided a brief summary about the ANR plan to the Board on behalf of the applicant Lexington Holdings, property at 105 Park Hill Avenue.

Mathew Ashmankas made a motion to endorse the ANR plan for 105 Park Hill Ave, Paul Piktelis seconded, voted unanimously.

Minutes

Terry Burke Dotson made a motion to accept the minutes of August 19, 2019, seconded by Paul Piktelis, voted unanimously.

MILLBURY PLANNING BOARD
MINUTES
November 25, 2019

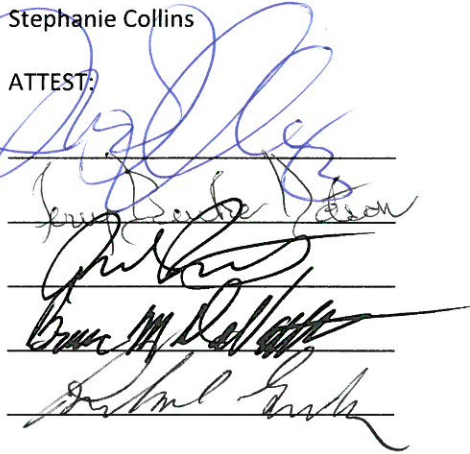
Adjournment

Paul Piktelis made a motion to adjourn, seconded by Bruce DeVault, voted unanimously. Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



The block contains four handwritten signatures, each written over a horizontal line. The signatures are in black ink and appear to be of the following individuals: Stephanie Collins (the first signature, which is also circled in blue), Bruce DeVault, Paul Piktelis, and another individual whose name is not clearly legible. The signatures are written in a cursive, flowing style.