

MILLBURY PLANNING BOARD
MINUTES
April 13, 2020

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 13, 2020 at 7:15 p.m. remotely via ZOOM video conferencing as the Municipal Office Building was closed to the public due to the COVID-19 pandemic and associated State of Emergency. Chairman Richard Gosselin presided.

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

7:15 p.m. Public Hearing – 71- 73A McCracken Road
Site Plan Review & Stormwater Management Permit
OneSchool Global New England

Laurence Markham represented OneSchool Global New England. He gave a presentation to the Board showing the buildings' architectural design, landscaping plan, and the upgrades to the site. He stated that the students' transportation to/from the site will be coordinated by the school and the students' families. They will carpool via vans. There will be minimal impact from vehicles onsite.

Mark Reynolds, representing Reynolds Engineering Services, presented the site plan to the Board. There is a mild slope currently on the property. There is a proposed well and septic on the site. The underground utilities (electric, cable, telephone) will be brought in from McCracken Road.

Mr. Ashmankas inquired and Mr. Reynolds confirmed that access to the site will be via Dwinell Road. The driveway will be 24' wide and the property will have a total of fifteen parking spots, which will include two ADA-compliant spots. Sidewalks will be installed around the building and the basin in front of the building will have a guardrail installed around it.

They proposed widening Dwinell Road and installing a rock swale for stormwater management.

A stop sign will be installed at the entrance. He showed the detailed landscaping design. He stated that the traffic within the site will be limited due to carpooling of students.

Mr. Ashmankas inquired if there will be student residents on site and Verne Markham confirmed that there will not be students living at the school.

Ms. Dotson recommended planting arborvitae along the property line for abutter privacy.

Mr. Piktelis inquired about possible school functions and parking impacts at the site and Verne Markham indicated that they will not be holding any assemblies.

Mr. Piktelis inquired if the turnaround is wide enough for a fire truck and Mr. Reynolds indicated that the turnaround width and configuration are sufficient.

Chairman Gosselin inquired and Fire Chief Rich Hamilton confirmed that the design is approved by the Fire Department.

Mr. DeVault inquired about outdoor activities and Mr. Reynolds indicated that there is a possible outdoor recreation area on the side of the gymnasium.

Mr. Ashmankas inquired about fire suppression and Chief Hamilton responded that a tanker truck would be used to suppress a fire on site.

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Chairman Gosselin expressed his reservations regarding the Conservation Commission's written comments. Also the plan does not include coordinates and the requirement for three datum references on site. He requested an updated plan that addresses the outstanding issues.

Mathew Ashmankas made a motion to continue the public hearing to 7:15 p.m. on Monday, May 11, 2020, Paul Piktelis seconded, voted unanimously.

8:19 p.m. Public Hearing – 40 Tainter Hill Road
Multi-family Special Permit & Stormwater Management Permit
Michael Dryden

Michael Dryden, representing Allen Engineering, addressed the Board and detailed the site plan for the proposed multifamily conversion of an existing barn. The existing trees and rock wall will remain on the site. There will be three apartments on the ground level and one on the lower level. There will be twelve parking spots in the rear and a turnaround area. There will be two stormwater basins installed at the rear side of the property. They will provide the Board with a landscaping plan specifying the proposed tree species and size at planting.

Mr. Ashmankas inquired about the age of the barn and Mr. Dryden stated that they do not know. Ms. Dotson inquired and Mr. Dryden confirmed that they will be planting evergreens along the abutter's property.

Chairman Gosselin stated that the plan does specify that the lot corners will be pinned and coordinates listed. He also requested a solution that prevents cars from driving into the detention basin adjacent to the rear parking lot. Mr. Dryden stated that all comments will be addressed on the updated plans.

Ann Hancock, 30 Tainter Hill Road, expressed concern about the preservation of an existing PVC pipe that discharges water from the subject property and those upslope of it onto the Tainter Hill Road right-of-way. This was installed a number of years ago to divert water that used to flood out Ms. Hancock's property during intense storm events.

Mr. Dryden stated that the pipe is included on the site plan and they have no intention of disturbing or relocating it. He asserted that he does not believe that the pipe is currently functioning as they have monitored the discharge during extreme storm events and no rain water was observed flowing through it. Ms. Hancock requested that the location of the pipe be included on the deed for the property. Discussion ensued regarding the extent of the pipe and its specific location, which is unknown by the applicant. The former property owner who had it installed is deceased.

Ms. Connors inquired and Mr. Dryden confirmed that the revised plans will be completed by the submission deadline for the next Planning Board meeting.

Mathew Ashmankas made a motion to continue the public hearing to 7:25 p.m. on Monday, April 27, 2020, Paul Piktelis seconded, voted unanimously.

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8:53 p.m. Public Hearing – (104 McCracken Road) Watson Estates
Rescission of Definitive Plan
Philip Miles

Mathew Ashmankas made a motion to close the public hearing, Paul Piktelis seconded, voted unanimously. Mathew Ashmankas moved, in accordance with Mass General Law Chapter 41, Section 81W, to rescind Planning Board's approval of the definitive subdivision of land entitled "Definitive Subdivision of Watson Estates, McCracken Road, Millbury, MA", dated December 6, 2006, as amended through May 11, 2007, prepared by Jarvis Land Survey Inc., Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to release the covenant executed by Amigo Enterprises, LLC on June 26, 2006 which is recorded in Worcester Registry of Deeds Book 39855, Page 116 in consideration of the Planning Board's issuance of a Certificate of Rescission of Approval on the definitive subdivision of land entitled "Definitive Subdivision of Watson Estates, McCracken Road, Millbury, Massachusetts", dated December 6, 2006, last revised on May 11, 2007, prepared by Jarvis Land Survey, Inc., Paul Piktelis seconded, voted unanimously.

9:02 p.m. Public Hearing – 3 Laurel Drive
Accessory Dwelling Special Permit
James Lipscomb

James Lipscomb, 3 Laurel Drive, presented to the Board the details regarding the in-law apartment for the basement level of the residence. There will be no exterior renovation and the footprint will remain the same. They will be closing off the garage, installing windows and creating a walkway.

Mr. Ashmankas inquired and Mr. Lipscomb stated that there will not be any landscaping at the ground level.

Ms. Dotson inquired and Mr. Lipscomb stated there will be four parking spots. Ms. Connors confirmed that this is a permitted use by Accessory Dwelling Special Permit.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, voted unanimously.

Mathew Askmankas made a motion waive 12.44(a) requirement to show topography of the land at 1' contour intervals, Paul Piktelis seconded, voted unanimously.

Mathew Askmankas made a motion waive 12.44(c) requirement to submit an isometric line drawing, Paul Piktelis seconded, voted unanimously.

Mathew Askmankas made a motion waive 12.44(a) requirement to submit building elevation and façade plans, Paul Piktelis seconded, voted unanimously.

Mathew Ashmankas made a motion to issue the Notice of Decision on Accessory Dwelling Special Permit subject to conditions a-h for the plan entitled "Existing Conditions Plan Prepared for James W. Liscomb, 3 Laurel Drive, Millbury Massachusetts", dated December 11, 2020, prepared by Jarvis Land Survey Inc., 29 Grafton Circle, Shrewsbury, Paul Piktelis seconded, voted unanimously.

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9:11 p.m. Public Hearing Con't – 12 Martin Street (Athletic Fields & Track)
 Site Plan Review & Stormwater Management Permit
 Millbury Public Schools

Richard Bedard of the Millbury School Department and John Perry of Gale Associates Engineering represented the applicant. Mr. Perry explained that they reviewed the recent Stantec comments and will revise accordingly. Chairman Gosselin inquired about increased traffic due to the new field. He also reminded them of the requirement to pin all property corners. The current version does not include all drill holes.

Mr. Perry confirmed that the revised plan will note the drill hole locations.

Mr. Devault and Mr. Ashmankas made a recommendation on the traffic flow for non-bus traffic and if it could be updated to be one way eastbound.

Mr. Bedard stated that the bus traffic flows from the front of the school down to North Main Street. Student and teacher traffic typically flow to Dewey Street.

Ms. Connors expressed concern with traffic congestion at the intersection of North Main and Martin Streets as revealed in the traffic study prepared for the proposed Clear View project.

Ms. Dotson inquired about adjusting the design so that the new parking lot off of the Martin Street entrance could still connect to Orchard Street. This would mean that the location of the proposed track/field would have to shift. She requested more research on that.

Discussion ensued regarding whether there was a right of way via Goff Street.

Mr. Bedard stated that the grade is too difficult to adjust the location of the fields.

Rich Hamilton, Fire Chief, suggested that they contact the Police Chief regarding police detail during the larger athletic events and Mr. Bedard stated that they will speak with the Police.

Discussion ensued regarding alternative entrances and tiered parking.

Ms. Connors inquired about possible back access to the parking lot and the drainage swale.

Chairman Gosselin inquired and Mr. Mara confirmed that the track will be available for public use during athletic events.

Mr. Ashmankas inquired and Mr. Perry confirmed that there will be additional parking on the site.

Chairman Gosselin recommended a meeting with the Board and School Committee to discuss the traffic plan.

Chairman Gosselin inquired and Ms. Connors confirmed that the applicant has addressed previous comments. She stated that there is one remaining Stantec comment regarding submitting another test pit but that is included as a Condition of Approval.

Discussion ensued regarding scheduling of a Planning Board meeting specific to this project and it was agreed to schedule for 7:00 p.m. on Monday, April 20, 2020.

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Mat Ashmanskas made a motion to continue the public hearing to 7:00 p.m. on April 20, 2020, Bruce DeVault seconded, voted unanimously.

Other Business:

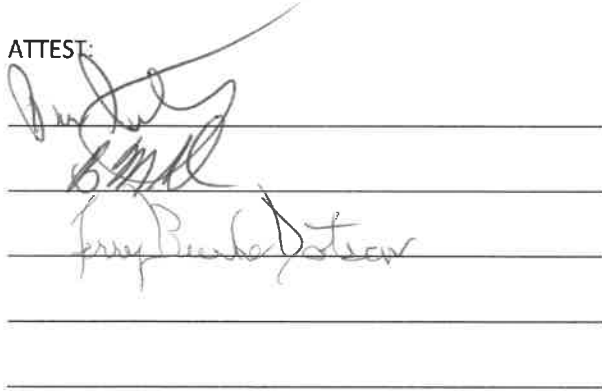
Mathew Ashmankas made a motion to approve the minutes of January 27, 2020 meeting, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to adjourn, seconded by Bruce DeVault, voted unanimously. Meeting adjourned at 10:13 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Handwritten signatures on lined paper. The first signature is on the first line, the second is on the second line, and the third is on the third line. The third signature appears to be 'Bruce DeVault'.