

MILLBURY PLANNING BOARD  
MINUTES  
June 8, 2020

---

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 8, 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, Mat Ashmankas

7:15 p.m.      Public Hearing Con't – 71 & 73A McCracken Road  
OneSchool Global  
Mark Reynolds

Laurence Markham, representing OneSchool Global, stated that they received the Planning Directors comments and recommendations from the Planning Department on the requested waivers. The plans and waiver letters have been adjusted accordingly.

Bob Prytko, 87 McCracken Road, inquired about the scale waiver and Chairman Gosselin stated that it was for creating only a one sheet plan.

Mark Reynolds, representing Reynolds Engineering, stated that they are requesting waiver of the requirement to submit a development impact statement and detailed traffic assessment. The main traffic concern is the configuration of the intersection of McCracken and Dwinell Roads. The school will improve the intersection by removing the existing island, relocating the telephone pole, and widening Dwinell Road to 22 feet. They will also construct a roadside swale on the west side of Dwinell Road. He also confirmed that there will be no assemblies or outdoor activities at the school. However, there will occasionally be outside play, which will occur south of the gymnasium. They will provide screening to the west of the site. They spoke with the abutter and they do not want plantings, but OneSchool will accommodate the neighbor's request regarding privacy. They are scheduled to meet with the Conservation Commission on June 10, 2020.

Mr. Ashmankas expressed concern about plowing during the winter months and the effect that it will have on the vertical concrete curb, the walkways and ADA access. He recommended granite curbing.

Ms. Dotson recommended that they install 8 foot fencing for the privacy of the abutter.

Ms. Connors clarified that they plan to install vertical concrete curbing against the sidewalks and bituminous berm along the driveway.

Ms. Dotson expressed concerns about the swale along Dwinell Road and if the water can be captured with a different option. She is also concerned about installing curbing along Dwinell Road and McCracken Road. She recommended granite curbing at those locations.

Mr. Piktelis and Mr. DeVault expressed concern as to why they would be required to install fencing if that was not requested from the abutter.

MILLBURY PLANNING BOARD  
MINUTES  
June 8, 2020

---

Chairman Gosselin stated that the driveway leading to the parking lot is required to have granite along the radii. He requested that modified cape cod berm that conforms to the Mass Highway standard be installed along the perimeter of the parking lot. He requested that the engineer add a detail of the berm to the specification sheet of the plan.

Mr. Prytko, 87 McCracken Road, requested confirmation that there will be no assemblies on the site. He also requested that the traffic assessment waiver not be granted. They should be required to complete a traffic study due to widening of the roadway. He also asked if the Dwinell Road property owners have been notified on this proposed project.

Michael Yaskis, 75 McCracken Road, expressed concern about the traffic study waiver and also if the abutters were notified.

Ms. Connors confirmed that an abutter that all abutters within 300 feet of a proposed project are notified by mail of a public hearing.

Mr. DeVault recommended a fifteen year commitment on the abutter's request for a landscaped buffer and Chairman Gosselin recommended a three to five year commitment.

Mr. Markham stated that it would be more reasonable if the curbing along the driveway radii matches what is currently installed on McCracken Road and Chairman Gosselin stated that at the driveway entrance granite curbing is required.

Mr. Markum stated that the gymnasium will be used once a week.

Courtney Lock, President of OneSchool Global, indicated that there will be roughly 24 to 30 students attending the school. They will not conduct any plays or outdoor activities. He addressed the traffic concerns stating that there will only be 4 to 6 cars at the site daily and that there will be 8-10 parking spots.

Ms. Dotson inquired and Ms. Connors responded that the swale adjacent to Dwinell Road will be constructed with riprap stones due to ease of maintenance.

Mr. Reynolds explained that the widening of Dwinell roadway ends after the proposed driveway. The roadway will be widened along the frontage owned by OneSchool Global. There will be no taking of properties along Dwinell Road to widen Dwinell Road. It will be limited to the boundaries of the Dwinell Road right-of-way.

Mr. Reynolds confirmed that no curbing is proposed for the McCracken and Dwinell roadways.

Ms. Dotson inquired and Ms. Connors confirmed that the riprap within the proposed swale will be similar to that along the Town Hall driveway. Mr. Reynolds confirmed that there will be grass edge between the road pavement and riprap swale. The swale will be roughly 12 inch depth. The grass

MILLBURY PLANNING BOARD  
MINUTES  
June 8, 2020

---

shoulder will be a total of 3 to 4 feet wide. Ms. Connors stated that an example of this would be along Carlton Road.

Ms. Dotson made a motion to continue the public hearing to 7:25 p.m. on Monday, June 22, 2020, Paul Piktelis seconded and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

8:02 p.m,       Public Hearing Con't – 126 Grafton Street  
Multi-family Special Permit  
Jeffrey D & Cheryl E. Vassar  
*Continue Public Hearing to 7:25 pm on June 22, 2020*

Ms. Connors referred to an emailed received from Cheryl Vassar on May 28, 2020 in which she requested to reschedule the meeting until June 22, 2020.

Terry Burke Dotson made a motion to continue the public hearing to 7:30 p.m. on Monday, June 22, 2020, Paul Piktelis seconded and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

8:05 p.m.       Minor Modifications – 34 Grafton Street  
Chris Windle

Chairman Gosselin stated that he has visited the site and expressed concern that the Board did not receive a request to modify the approved plan to allow overhead services.

Chris Windle, representing Windle Landscaping, responded that the overhead service with National Grid is primarily due to a Verizon box on the corner pole. The only option to install the underground service would be to install an additional pole.

Ms. Connors indicated that she has spoken with the National Grid representative and the issues are with the capacity of the two existing telephone poles currently as well as the heated walkways that were installed. She explained that an additional pole would have to be installed to facilitate the installation of underground service.

Mr. Windle detailed out that the installed heated walkways would be impacted due to the fact the underground service will run underneath.

Chairman Gosselin stated that the project engineer should have known about the issues with the utility pole prior to construction. If a business installs an overheard electrical service then the requirement is to install a generator for the building in an event of a power outage.

MILLBURY PLANNING BOARD  
MINUTES  
June 8, 2020

---

Mr. Piktelis inquired and Mr. Windle responded that there is a 30 foot minimum gap between poles and that the new pole would have to be installed in the front of the building.

Mr. Piktelis expressed concern that the work was done prior to coming before the Board for approval.

Mr. Windle detailed the waiver requests to the Board:

- He stated that one waiver is the planned stonework below the windows in the front of the building.
- He asked for a 25% deduction in parking spaces requirement.
- He asked for a waiver from installing vertical concrete curb along the perimeter of the parking lot. He wants to install cape cod berm except where sidewalks abut the parking lot.

The last waiver was to install evergreen plantings along the border with his residential abutter in lieu of fencing where the grading is such that it will provide no privacy. The fencing would only be installed where the grade is more flat and the fence will provide privacy.

Mr. DeVault inquired and Mr. Windle indicated that granite curbing will be installed along the driveway radii.

Chairman Gosselin confirmed that the required berm installed is to be modified cape cod berm in conformance with the Mass Highway standards.

Mr. Windle indicated that he spoke with the abutter and asked that they submit an email agreeing to the modified privacy plan.

Mr. Ashmankas, Mr. DeVault and Mr. Piktelis reiterated their concerns about the applicant's installation of overhead wire service without Board approval.

Ms. Dotson said that she does not agree with the removal of stonework and replacing with sliding.

Ms. Connors stated that she spoke with the National Grid designer and there is a possibility of installing underground service, it will delay the project approximately 6-8 weeks. Mr. Windle did speak with Verizon about updating the box and pole. The only option is to install an additional pole.

Chairman Gosselin inquired if the additional pole could be installed 30 feet down the property line with the residential abutter and run the underground service to the building and Mr. Windle will inquire if it is a viable option.

Ms. Connors inquired if it is possible to install the pole along the driveway shared with 32 Grafton Street and Mr. Windle stated that would require crossing water, gas and sprinkler lines.

Terry Burke Dotson requested to continue the discussion on the waivers to 7:00 p.m. on June 22, 2020, and the Board members agreed.

MILLBURY PLANNING BOARD  
MINUTES  
June 8, 2020

---

Chairman Gosselin requested that they include additional plantings along the front of the building. Mr. Windle agreed to provide a revised landscaping plan to the Board for their review and approval.

Other Business:

Mat Ashmankas made a motion to accept the meeting minutes from January 13, 2020, Paul Piktelis seconded and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmakas made a motion to accept the meeting minutes from February 10, 2020, Paul Piktelis seconded and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously. Meeting adjourned at 8:57 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

  
\_\_\_\_\_  
  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_