

**MILLBURY PLANNING BOARD
MINUTES
June 22, 2020**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 22, 2020 at 7:15 p.m. via remote participation via ZOOM video conferencing pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L.C. 30A, Section 18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place. The meeting was recorded and streamed by Millbury Public Access Cable Television. This meeting was also available through [Zoom.us/download](https://zoom.us/download). Chairman Richard Gosselin presided.

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

**7:00 p.m. Minor Modifications – Site Plan Review & Stormwater Management Permit
34 Grafton Street
Chris Windle**

Chris Windle, representing Windle Landscaping, updated the Board regarding discussions with Verizon and National Grid regarding the underground electrical, telephone and cable services. Chairman Gosselin stated that the requirement is for underground services. If they install overhead service then a generator will need to be installed on site. The other option is to have power come from an additional pole for underground service.

Mr. Windle stated that he did not update the landscaping plan but will increase the plantings in the front of the building based on Chairman Gosselin suggestion.

Mr. Ashmankas inquired about potential tenant usage and Mr. Windle indicated there will not be any tenants requiring 24/7 access.

Ms. Dotson inquired and Mr. Windle confirmed that there will be shutters and lamps installed on the front of the building. He also will provide Ms. Connors with the specifications for the light fixtures to be installed.

Mr. Piktelis inquired if Mr. Windle spoke with National Grid regarding the installation of poles and he is not in favor of removing the proposed stonework from the front of the building. Mr. DeVault concurred with Mr. Piktelis' comments.

Mr. Windle stated that there will be asphalt berm and vertical concrete monolithic pour along the sidewalk adjacent to the parking lot.

Mr. Windle addressed the privacy for the abutter at 36 Grafton Street and due to the grade variation at the property line, he will plant evergreens in lieu of the fence between the buildings.

Ms. Connors recommended that the Board vote on each of the requested waivers.

Mat Ashmankas made a motion to waive installation of underground wiring, Paul Piktelis seconded, on a roll call vote Mat Ashmankas opposed, Terry Burke Dotson opposed, Paul Piktelis opposed, Bruce DeVault opposed, voted unanimously against.

Mat Ashmankas made a motion to waive installation of stonework on front of building, instead require landscaping along the front of the building, to be approved by the Planning Director, Paul Piktelis seconded, on a roll call vote with Mat Ashmankas, Terry Burke Dotson and Bruce DeVault in favor, Paul Piktelis opposed, the vote was approved 4-1.

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Paul Piktelis made a motion to table the parking reduction waiver request until the tenants are finalized, Bruce DeVault 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.

Paul Piktelis made a motion to approve modified Cape Cod berm around the perimeter of the parking lot except where walkways abut the parking lot, Bruce DeVault 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.

Paul Piktelis made a motion to waive the fence requirement and install arborvitae where the grade is such that there is no privacy as per the agreement with the abutter, Bruce DeVault 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.

7:34 p.m. Public Hearing – Definitive Plan
18 & 20 Croyden Street
Permit Solutions - Kevin Kieler

Kevin Kieler, representing Permit Solutions and the applicant, detailed the project to the Board. They will be constructing a 22x26 addition on the existing house. In discussion with the Building Inspector it was indicated that the owner would need three variances and additional acreage. She entered an agreement with Susan Bicknell, 18 Croyden Street to sell 2,600 feet of property to applicant. The Board of Appeals granted the variances at the May 7, 2020 meeting. The 20 day appeal period will expire at the end of the month.

Chairman Gosselin inquired and Mr. Kieler confirmed that the new lot will have 75 feet of road frontage requiring the variance of 80 feet. The distance from the lot line is 5.7 feet from the abutter and the new addition to the neighbor's house is about 80 feet.

Chairman Gosselin inquired and Ms. Connors confirmed that all the iron pins are identified on the plan.

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

Paul Piktelis made a motion to waive the frontage requirement for 20 Croyden Street, Mat Ashmankas 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.

Paul Piktelis made a motion to waive the requirement of a definitive plan under Section 5.3. The submitted plan shall only meet the application requirements for an ANR, Bruce DeVault, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Paul Piktelis made a motion to approve the Notice of Decision for Definitive Subdivision for the plan entitled "Definitive Subdivision Plan of Property Surveyed for Susan M. Bicknell, 18 and 20 Croyden Street, Millbury, MA", dated April 20, 2020, prepared by Jarvis Land Survey, Inc., 29 Grafton Circle, Shrewsbury, Ma, Bruce DeVault 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.

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7:48 p.m. Public Hearing – Site Plan Review & Stormwater Management Permit
58 Elmwood Street
Shaw School - Millbury School Department

Peter Turowski, representing Turowski2 Architecture, presented the Board with the site plan for the project.

Corinne Tobias, representing Green International, detailed the traffic study to the Board. The future traffic circulation will be separate for the buses and cars.

Peter Flinker, representing Dodson Flinker Landscape Architects, presented the detailed landscaping and access roadway plans to the Board. The future landscaping at the school will reflect Millbury's agricultural history and will include open space with stone walls, woodland trees, a wetland outdoor classroom and a rooftop classroom.

Sandra Brock, representing Nitsch Engineering Inc., presented the storm water management plan. She detailed the existing conditions at the site and the future stormwater management plan for the new project. Two new bioretentions basins will be installed. This will meet MassDEP standards and provide a large system under the new turf fields. Stantec Engineering reviewed the storm water management system and made only minor requests regarding the emergency access driveway to the mall. A new swale will be installed to direct the storm water flow.

Mr. Turowski detailed the utilities plan for the new site. There will be a new underground service and gas will be brought to the site. He detailed the proposed parking lot configuration.

Chairman Gosselin, Mr. Ashmankas and Ms. Dotson expressed concerns regarding increased traffic, construction traffic, stormwater runoff, and proposed storm water management.

Mr. DeVault expressed concern regarding the proposed location of the new school, stormwater runoff and the location of the snow storage along the emergency access roadway.

Mr. Ashmankas made a motion to continue the public hearing to 7:25 p.m. on Monday, July 20, 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.

8:39 p.m. Public Hearing Con't – Site Plan Review & Stormwater Management Permit
59 Dwinell Road (formerly 71 & 73A McCracken Road)
OneSchool Global - Mark Reynolds

Ms. Connors stated that the applicant has submitted the updated plans and Stantec has reviewed. The conditions for approval are detailed in the draft decision.

Mr. Ashmankas inquired and Mr. Reynolds responded that he is not aware of a pipe crossing McCracken Road and discharging near the intersection with Dwinell Road. Mr. Ashmankas commented that the pipe dates back to the early 1950s. He visited the site and said that the pipe is covered with debris. He recommended that the applicant speak with DPW about the possibility of installing a drain in this location.

Discussion ensued regarding the sidewalks, curbing and lighting. Mr. Reynolds will provide updated plans to include the site lighting detail.

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Ms. Dotson inquired and Mr. Reynolds confirmed that they have addressed privacy issues and will be planting arborvitae at the property line for privacy.

Mr. Ashmankas inquired about the stream at the southern end of the site and if the property owner would work with Conservation Commission. Lawrence Markham stated that they will consider protecting the stream.

Mr. Markham stated for the record that the intersection at Dwinell Road and McCracken Street will be an improved and that the relocation of the utility pole will be done due to a safety issue. He inquired and Ms. Connors responded that she will provide a letter to the utility company as to that intersection being a safety issue.

Paul Piktelis made a motion to close the public hearing, Terry Burke Dotson 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.

Paul Piktelis made a motion to waive Section 12.44(e) the requirement to submit building evaluation plan at the scale of 1/8"-1'. The building elevation plans are at the scale of 1/4" = 1'. Bruce DeVault 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.

Paul Piktelis made a motion to waive Section 12.44(f) the requirement to submit a full development impact statement, Mat Ashmankas 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.

Paul Piktelis made a motion to waive Section 12.45(l) the requirement to construct the parking lot to the side or rear of buildings, Bruce DeVault 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.

Paul Piktelis made a motion to waive Section 12.45(o) the requirement to install concrete curb and gutters around the perimeter of parking areas and vertical granite curb where walkways abut the parking lot. Modified cape cod berm shall be installed around the perimeter of parking areas except that monolithic concrete curb shall be installed where the concrete sidewalk abuts the parking lot, no curb shall be provided alongside the stormwater retention basin located within the center of the parking lot, and vertical granite curb shall be provided along the driveway entrance radii, Mat Ashmankas 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.

Paul Piktelis made a motion to issue special permit approval based on plan entitled "Site Development Plan, 59 Dwinell Road, Millbury, Massachusetts", prepared for OneSchool Global New England, dated February 1, 2020, last revised June 11, 2020, prepared by Reynolds Engineering Services, LLC., subject to conditions A-N, Bruce DeVault 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.

8:59 p.m **Public Hearing Con't – Multi-family Special Permit**
 126 Grafton Street
 Cheryl Vassar

Cheryl Vassar, 126 Grafton Street, stated that they will be constructing a two-family dwelling. She asked the Board to approve extending the construction deadline. They have addressed the neighbors' privacy concerns.

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Ms. Connors stated that she has spoken with the neighbor and included condition H – the installation of 6’ white vinyl privacy fencing which will be 1’ off of the property line.

Ms. Vassar requested planting pine trees in lieu of the fencing requirement.

Chairman Gosselin recommended and Mr. Piktelis concurred with including the white fencing requirement.

Paul Piktelis made a motion to close the public hearing, Mat Ashmankas 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.

Paul Piktelis made a motion to waive Section 12.44(a) the requirement to show topography of the land at 1’ contour intervals, Bruce DeVault 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 Ashmankas made a motion to waive Section 12.44(b) the requirement of a landscaping plan, 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 approve the Notice of Decision on Multi-family Special Permit based on the plan entitled “Site Plan, Vassar Estates, Definitive Subdivision Plan, located on 126 Grafton Street, Millbury, MA”, dated January 9, 2008, last revised December 2, 2008, prepared by Land Planning, Inc., 214 Worcester Street, Grafton, MA, 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.

**9:09 p.m. ANR – 17 Rice Road
McLaughlin Family Living Trust**

Ms. Connors stated that the applicant has requested to subdivide the property into four separate lots. There is water and sewer service currently onsite. She detailed the lots on site plan for the Board.

Chairman Gosselin inquired and Ms. Connors responded that they identified the site distance from the boundary line for the lots and it is detailed on the plan.

Chairman Gosselin inquired and Mr. Ashmankas confirmed that the speed limit is 30 mph on the roadway.

Paul Piktelis made a motion to endorse the entitled plan, “Plan of Land In Millbury, Massachusetts Owned By: McLaughlin Family Living Trust, 17 Rice Road, Millbury, Massachusetts 01527”, dated March 2, 2020, prepared by Thompson-Liston Associates, Inc. Mat Ashmankas 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.

9:17 p.m. Vote Recommendations on Planning-related Warrant Articles

Ms. Connors requested that the Board vote on the draft recommendations for the planning-related warrant articles, which will be presented and voted on at the Town Meeting.

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Mat Ashmankas made a motion to recommend approval of Article 29, 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 Ashmankas made a motion to recommend approval of Article 30, 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 Ashmankas made a motion to recommend approval of Article 31, Millbury Business District, 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 Ashmankas made a motion to recommend approval of Article 32, Post-construction storm water management bylaw, 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 Ashmankas made a motion to recommend approval of Article 39, Autumn Gate Estate roadway submittal, 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.

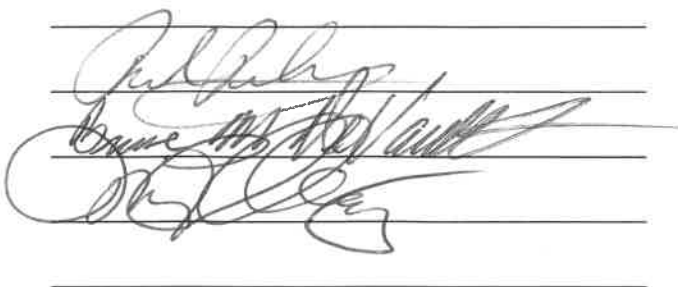
Mat Ashmankas made a motion to recommend approval of Article 40, vote to accept Skyview Drive, Paul Piktelis seconded and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas 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 9:25 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Three handwritten signatures are written over a horizontal line. The first signature is cursive and appears to be 'Paul Piktelis'. The second signature is also cursive and appears to be 'Bruce DeVault'. The third signature is cursive and appears to be 'Terry Burke Dotson'.