

MILLBURY PLANNING BOARD
MINUTES
September 14, 2020

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 14, 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/join). Chairman Richard Gosselin presided.

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

7:15 p.m. Public Hearing Con't – Definitive Subdivision
Colton Road Extension
Next Grid Colton LLC

Patrick Johnson, representing Atlantic Design Engineering, stated that they have addressed the stormwater analysis and have provided it to Stantec.

Discussion ensued regarding the slope of the roadway. Ms. Connors indicated that she has included a condition to pave the roadway where a 12% grade or more is present. Ms. Dotson inquired and Mr. Serber of Atlantic Design confirmed that they will be paving the sections of the roadway above 12% slope. Chairman Gosselin expressed concern about the slopes of the roadway. Ms. Connors indicated that a condition of approval has been included in the decision that the roadway will be paved at section at 12% or greater.

Mat Ashmankas made a motion to close the public hearing, 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 waive Section 7.2.4 and 7.2.5 to allow Colton Road Extension to be constructed with a base of 8" of compacted gravel, per MassDOT specification M1.03.0 Type B, Paul Piktelis seconded. 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 6.5.2 for the requirement to plant street trees, 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 waive Section 6.7.6 for the requirement to construct Colton Road Extension to a paved width of 22 linear feet. Colton Road Extension shall have a travelled way width of 18 linear feet with 2-foot grass shoulders and shall have a top course consisting of a 4" thickness of compacted millings per MASSDOT specification M1.10.1. The existing section of Colton Road shall be widened to a minimum of 18 linear feet and where the roadway has a slope greater than 6% and shall have a top course consisting of a 4" thickness of compacted millings, per MassDOT specification M1.10.1, 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 waive Section 6.10 for the requirement to install curbing, 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.

**MILLBURY PLANNING BOARD
MINUTES
September 14, 2020**

Mat Ashmankas made a motion to waive Section 6.13 for the requirement to install a sidewalk along one side of the roadway, 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 waive Section 5.3 for the requirement to submit an Environmental Analysis, 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 waive Section 5.3 for the requirement to provide test pits or borings, 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 waive Section 5.3.5 for the requirement to provide a separate construction plan. The construction plan information is provided on the submitted plan set, 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 waive Section 6.7.4 for the requirement to provide a minimum stopping sight distance of 150 feet at the vertical curve located at approximately Station 19+40. The stopping sight distance is 82.3 feet at this location. 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 approve the Notice of Decision for the plan entitled "Definitive Subdivision Plan for Colton Road Extension, Millbury, MA", dated June 10, 2020, last revised September 10, 2020, prepared by Atlantic Design Engineers, Inc., PO Box 1051, Sandwich, MA., subject to conditions "A-P". 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.

**7:49 p.m. 61 Miles Street Multi-Family Special Permit – Minor Modification
Bob Murphy**

Robert Murphy, representing Robert G. Murphy & Associates, is seeking a minor modification to the approved plan. The abutter does not want any development done on his land. He has revised the plan to remove all references to the abutter. The updated plan has been approved by the Earth Removal Board. He has revised the stormwater calculations and has received approval from the Department of Public Works and Stantec.

Mr. Ashmankas inquired about the stormwater basin and Mr. Murphy indicated that it is a deep sub catch with a cast iron cover with twelve inch piping.

Mat Ashmankas made a motion to approve the minor modification for the site plan entitled "Site Plan, 61 Miles Street, Millbury, Massachusetts", dated April 22, 2019, last revised August 18, 2020, prepared by Robert G. Murphy & Associates Inc. 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 approve the minor modification for the plan entitled "Earth Removal/Easement Plan", dated August 18, 2020, prepared by Robert G. Murphy & Associates. 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.

MILLBURY PLANNING BOARD
MINUTES
September 14, 2020

7:56 p.m. **ANR**
 1537 Grafton- Worcester Road
 Wyman Gordon Company

Todd Rodman of Seder & Chandler, representing the applicant, indicated that the request for a new lot, Parcel A, will not be a buildable lot. He provided a brief and counsel has approved the request for the ANR. Discussion ensued regarding the access and use of the lot. It was noted that the lot will remain under the same ownership.

Ms. Dotson inquired and Mr. Rodman indicated that the parcel will be a separate lot where the environmental work was done. Wyman Gordon owns all the lots on the plan. It is a new legal boundary for the parcel.

Chairman Gosselin expressed concern regarding the condition of the lot which is 23 acres in size. Mr. Rodman stated that the ANR is requested to create new boundaries for a parcel.

Ms. Connors inquired as to where the frontage of the property will be if the owner sells the property and Mr. Rodman stated that there would be a creation of a legal boundary.

Mr. Rodman indicated that the Town of Grafton has endorsed the ANR plan.

Paul Piktelis made a motion to endorse the ANR plan entitled "Plan of Land", 1537 Grafton-Worcester Road, Millbury, MA, dated May 14, 2020, prepared by Level Design Group, Inc. Bruce DeVault seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, and Bruce DeVault in favor, Terry Burke Dotson opposed, Rich Gosselin abstained, the vote was approved 3-1.

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 8:31 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



