

**MILLBURY PLANNING BOARD**  
**MINUTES**  
**November 23, 2020**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 23, 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. Chairman Richard Gosselin presided.

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

**7:15 p.m.            Public Hearing – Sign Special Permit**  
**75 Elm Street**  
**Penny Pinchers Brewery**

Jason Rondeau, representing Penny Pinchers Brewery, stated that he is seeking a sign special permit. Laurie Connors stated the sign will 36x24" and it will be installed ten feet above the sidewalk. A scroll bracket will be used.

Terri Burke Dotson inquired and Mr. Rondeau stated that the sign will not be illuminated.

Ms. Connors stated that she received an email from the building owner and he is pleased with the sign design.

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 approve the Notice of Decision for the Sign Special Permit, subject to conditions "A-E". 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.

**7:23 p.m.            Public Hearing Con't – Adaptive Reuse Special Permit, Multi-family Special Permit &**  
**Stormwater Management Permit**  
**Singletary Arms – 115 West Main Street, 119 West Main Street, 3 Burbank Street,**  
**4 Burbank Street**  
**Douglas Backman**

Mr. DeVault referred to the email received from Michael Stalzer, Project Manager, requesting to continue the public hearing for 115 West Main Street to December 14, 2020 at 7:20 p.m.

**7:26 p.m.            Public Hearing Con't – Stormwater Management Permit**  
**26 David Road**  
**Leanne Maloney**

Chairman Gosselin inquired and Ms. Connors stated that Stantec has a few outstanding comments to be addressed that were included in the Notice of Decision conditions. They will be addressed prior to construction activity. Chairman Gosselin requested that iron pins be installed on property corners and the coordinates be provided on three existing points.

Mike Scott of Land Design Collaborative, representing the applicant, stated that the survey has been completed and they will amend the plan to include the requested information.

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Ms. Connors confirmed that she will include in the order of conditions the requirements of iron pins on property corners and the coordinates on three existing points.

Mr. Scott confirmed that the land surveyor will amend the plan and they will provide the updated plan to the Planning Department.

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.

Mat Ashmankas made a motion to approve the Notice of Decision for Stormwater Management Permit for 26 Davis Road, subject to conditions "A-J". 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.            Final Release of Performance Guarantee  
34 Grafton Street  
Chris Windle**

Ms. Connors stated that she received Stantec's recommendations and needs clarification. The recommendation is to release \$17,013.00. The final as-built plans have been received. Ms. Connors read the email received by David Glen, representing Stantec.

Mat Ashmankas made a motion for the release of \$8,050.00 for 34 Grafton Street, 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.

**Other Business:**

Paul Piktelis made a motion to cancel the December 28, 2020 Planning Board meeting, 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.

Mat Ashmankas made a motion to accept the minutes of April 20, 2020, 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 accept the minutes of April 27, 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 Ashmankas made a motion to accept the minutes of August 24, 2020 with an amendment to update Terry Burke Dotson as the CMRPC representative, 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 7:47 p.m.

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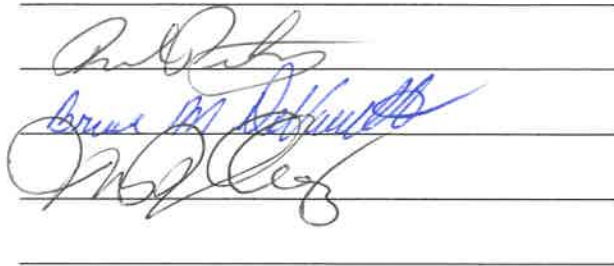
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Respectfully submitted,

Stephanie Collins

ATTEST:

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