

**MILLBURY PLANNING BOARD  
MINUTES  
September 28, 2020**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 28, 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

**7:15 p.m.            Public Hearing – Major Modification of Multi-family Special Permit & Stormwater Management Permit  
150 & 152 W Main Street  
J & B Custom Homes**

Brennan Salo, representing JB Custom Homes, requested a one year extension for a previously issued special permit.

Mat Ashmankas inquired and Laurie Connors confirmed that they can extend the date for up to eighteen months. Paul Piktelis and Bruce DeVault were supportive of the eighteen month extension request.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Terry Burke Dotson made a motion to rescind the previous motion because a member of the public wanted to inquire about the project. Paul Piktelis seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

However, the resident thought it was the public hearing for 115 West Main Street. She did not wish to speak regarding 150 & 152 W Main Street. No comments or questions were made.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Mat Ashmankas made a motion to extend the Multi-family Special Permit & Stormwater Management Permit for 150 & 152 West Main Street to November 29, 2021, Paul Piktelis seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

**7:26 p.m.            ANR  
10-12 Lincoln Avenue  
Andrews Survey & Engineering**

Bryon Andrews, representing Andrew Survey and the applicant, presented to the Board the request for an ANR. The applicant intends to sell off part of the land.

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Mat Ashmankas made a motion to endorse the ANR plan entitled "Division of Land of 10 & 12 Lincoln Avenue in Millbury, MA", prepared by Andrews Survey & Engineering in Uxbridge, MA, dated September 17, 2020, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

**7:31 p.m.            Public Hearing – 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  
Doug Backman**

Chairman Gosselin expressed concern regarding the elevation contours on the plan. He also indicated that three existing points and their coordinates are required to be detailed on the plan.

Douglas Backman, representing Steelcraft, explained the project and the history of the site.

Michael Stalzer, Project Manager for the applicant, gave a PowerPoint presentation and described the project design.

Terry Burke Dotson inquired if there will be affordable units and expressed concern about the number of parking spaces. Laurie Connors stated that the requirement is two spaces per unit for one bedroom apartments and three spaces per unit for two bedroom apartments.

Paul Piktelis expressed concern regarding the parking onsite and the traffic impact on Burbank Street and W. Main Street.

Bryan Zimolka, representing Nitsch Engineering, stated that the traffic study is based on nationally recognized estimates and modeling calculations and that the baseline estimate for this site is 100 cars during the morning peak period and 150 cars during the evening peak period. There is no historical data or previous studies of net increase traffic on the site.

Bruce DeVault expressed concern regarding the traffic generated from the site.

Ms. Dotson inquired about the buffer zone for wetlands on the site and Mr. Stalzer stated that the complex property is exempt because it is a redevelopment project. Chairman Gosselin requested that the attorney review the statement of exemption on the property.

Julia Lagerholm, 45 Burbank Street, inquired if the project violates the current Zoning Bylaws. She felt that the project is too large for the site.

James Marran, 30 High Street, expressed concern about the traffic impact the project will bring to the neighborhood.

Tom Lambert, 62 Burbank Street, expressed concern about the rainwater and wetland impacts.

Chairman Gosselin stated that Town Counsel will review the wetlands requirement.

Discussion ensued with residents expressing their major concerns about the traffic impacts from the development.

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Wendy Brooks, 105 Grafton Street, inquired and Chairman Gosselin confirmed that Millbury Police and Fire will be involved in project development meetings.

Lacey Bousquet, 26 Burbank Street, inquired and Chairman Gosselin responded that at the time of this meeting, there is not a timeframe for the Board to vote and make a decision. He stated that there will be multiple meetings due to updates of the site plans.

Paul Piktelis made a motion to continue the public hearing to 7:20 p.m. on October 26, 2020, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

**9:06 p.m.            Public Hearing – Definitive Subdivision for an Open Space Community**  
**ClearView – Off Park Hill Avenue**  
**Eastland Partners, Inc.**

Logan Hoffman, representing Eastland Partners, requested definitive plan approval for the project. Steve O'Connell, representing Turning Point Engineering, indicated that they have addressed the Stantec comments, have submitted the application with the Conservation Commission, and contracts with the utility companies have been signed.

Mat Ashmankas inquired and Mr. O'Connell confirmed that the roadway improvements will be made up to the Mass Pike bridge.

Bruce DeVault inquired and Mr. O'Connell confirmed that the stormwater runoff will be controlled on site and there will be stormwater management controls in place for the bordering wetland areas.

Chairman Gosselin inquired and Mr. O'Connell confirmed that the data received takes into account the adjacent properties on the right corner due to the Miles' appeal.

Fran DeSimone, 1 Weldon Drive, expressed concerns about purchasing of the pumping station and traffic concerns for the area.

Bruce Jardarian, 4 Weldon Drive, expressed concern regarding the Park Hill Avenue improvements.

Mr. DeSimone inquired and Ms. Connors confirmed that discussions have occurred regarding the recreation field and the alternative is money for improvements to the existing parks and playgrounds in town.

Mr. Hoffman confirmed that water service will go up to the property site on Park Hill Avenue.

Ms. Connors inquired and Mr. Hoffman confirmed that abutting water service would be provided by Aquarion Water Company.

Ms. Dotson inquired and Mr. Hoffman confirmed that the abutters would have the option to tie into the water main through Aquarion Water Company.

Michael Lorion, 90 Park Hill Avenue, expressed concerns regarding traffic, existing trails and the parking lot.

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Mr. O'Connell stated that the trails would be maintained by the town. The existing trails will be discussed with the Conservation Commission. Ms. Connors expressed concern regarding the open space and that the Conservation Commission has not maintained other town-owned trails. She requested that the developer review the arrangement to have the HOA maintain the trails.


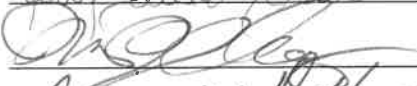

Paul Piktelis made a motion to continue the public hearing at 7:25 p.m. on October 26, 2020, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Paul Piktelis made a motion to adjourn, seconded by Bruce DeVault and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously. Meeting adjourned at 10:10 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

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