

**MILLBURY PLANNING BOARD  
MINUTES  
October 26, 2020**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 26, 2020 at 7:15 p.m. at Millbury Public Library and 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 – Stormwater Management Permit  
26 Davis Road  
Leanne Maloney**

Michael Scott, representing Land Design Collaborative, is seeking a stormwater permit. The applicant is constructing a single family home on three acres of land. The site is 60% cleared. They received peer comments from the Planning Department and will submit responses.

Chairman Gosselin inquired about whether a survey was completed on the property. Mr. Scott stated that New England Land Survey completed the property survey and the building is within 15 feet of the required set back. They will provide the updated plan to the Planning Board.

Mat Ashmankas inquired and Mr. Scott confirmed that the well was drilled for this project within the last few months.

Leanne Maloney confirmed that the well was permitted by the Board of Health and that test pit results have been received.

Ms. Dotson inquired about post-development analysis documentation and Mr. Scott confirmed that they are in the process of addressing this request.

Chairman Gosselin inquired and Mr. Scott confirmed that a survey was completed on the site and the proposed building meets the required 10-foot setback.

Chairman Gosselin inquired and Mr. Scott confirmed the cut in the hill is at a ratio of 3 to 1.

Paul Piktelis made a motion to continue the public hearing to 7:25 p.m. on Monday, November 9, 2020, Mat Ashmankas 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 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**

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Michael Stalzer, Project Manager representing the applicant, presented the Board with the design for the parking, ADA crossings and walkways. They will provide an updated traffic study to include the turning movement during peak hours.

Chairman Gosselin expressed concern regarding the proposed parking design and the traffic at the West Main Street and Burbank Street intersection.

Chairman Gosselin inquired and Mr. Stalzer confirmed that the gym/lounge will be for tenants only.

Discussion ensued regarding the stormwater management plan and Mr. Stalzer confirmed that the development impact statement and stormwater management report were already provided to the Planning Department.

Chairman Gosselin inquired and Mr. Stalzer confirmed that the heights of the retaining wall will be added to the updated plans.

Ms. Dotson expressed concern with parking spots and that there are no affordable units included in the project. She also inquired about the water flowing under the existing mill and the ownership of the dam. She requested that all water issues be addressed.

Mr. Piktelis expressed concern that the developer still needs to address the parking and traffic impact.

Bruce DeVault inquired and Mr. Stalzer confirmed the fire lanes per the conversation with the Fire Chief. They will be 24 foot wide.

Mr. Stalzer stated that there will be 53 apartments, 2,400 sq. ft. of restaurant space, 7,400 sq. ft. of office space within the mill building and additional amenities for the residents. It will be a mixed use development and no manufacturing at the site.

Resident at 14 Burbank Street, expressed concern regarding storm water control and the existing ponds at the site.

Julia Lagerholm, 45 Burbank Street, spoke of behalf of several abutters to the project. She made several suggestions for the project, including having a left turn only out of the complex, no parking on West Main Street and the mill side of Burbank Street, a potential redesign of the project from garden style apartments to a design to match the mill design. She also inquired about the snow removal for the project.

Bob Carrignant, 140 W. Main Street, expressed concern regarding parking around the site.

Annie Bassett, 32 Burbank Street, inquired regarding the construction start date and the tree clearing timeframe. Ms. Connors stated that currently there is not a Historical Commission for the Town. The applicant will be filing with the Conservation Commission for a Notice of Intent.

Chris Naff, 86 Main Street, inquired and Ms. Connors confirmed that the current supply of affordable housing in Millbury is listed by the state as 4% of the total housing units. This means that the Town is susceptible to Chapter 40B.

Paul Piktelis made a motion to continue the public hearing to 7:15 p.m. on Monday, November 23, 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.

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**9:43 p.m.            Public hearing Con't – Definitive Subdivision for an Open Space Community**  
**Clear View – Off Park Hill Avenue**  
**Eastland Partners, Inc.**

Stephen O'Connell, representing Eastland Partners, updated the Board on the Park Hill improvements, signage and roadway markings. The DPW Director has visited the site and is satisfied with the plan. The Conservation Commission has approved the Order of Condition for the project, and they received the Letter of Intent and conditions from the seller.

Chairman Gosselin expressed concern about the requirement that all corners of the property are marked with iron pins. He requested confirmation that the water service is not proposed to continue to Weldon Drive. He requested that all proposed basins be included on the site plans.

Mr. O'Connell stated that they will address all concerns with the updated site plans. The plans will include the monuments, 2' contour intervals and the 3 to 1 slopes. He also stated that Phase I of the construction project will include erosion control installations, stormwater controls, and earth removal.

Discussion ensued regarding the existing trails and the parking lot at the western trail site. Mr. O'Connell confirmed that the lot will be paved. He also confirmed installation of a DCR kiosk signage for the trails.

Bruce DeVault stated that at the Conservation Commission meeting discussions took place regarding forming a Trails Committee and Eastland Partners agreed to assist with the project.

Ray Kelley, 2 Weldon Drive inquired and Ms. Connors confirmed that the communication tower for the Fire and Police will be installed.

Bruce Jardarian, 4 Weldon Drive, commented on the existing vegetation and trees along the stone wall abutting his property. He wanted to ensure that he will continue to have privacy from the project.

Fran DeSimone inquired about the construction timeframe and Bruce DeVault stated that the developer will be going before the Earth Removal Board in the future regarding the construction timeframe.

Paul Gagne, 61 Main Street, inquired about the land donated to the town and Ms. Connors confirmed it is part of the Open Space Community and will have a conservation restriction on it.

Paul Piktelis made a motion to continue the public hearing to 7:30 p.m. on Monday, November 9, 2020, Mat Ashmankas 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.

**10:55 p.m.            Partial Release of Performance Guarantee**  
**34 Grafton Street**  
**Chris Windle**

Mat Ashmankas made a motion to approve the partial release of Performance Guarantee for 34 Grafton Street in the amount of \$ 31,063.00, 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.

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Mat Ashmankas made a motion to adjourn, seconded by Paul Piktelis 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 10:58 p.m.

Respectfully submitted,


Stephanie Collins

ATTEST:


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