

**MILLBURY PLANNING BOARD
MINUTES
January 11, 2021**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 11, 2021 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, Fran DeSimone

7:15 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
CONTINUE WITHOUT TESTIMONY TO 7:15 PM ON JANUARY 25, 2021

Chairman Gosselin referred to the email received from the applicant to continue the public hearing.

Mat Ashmankas made a motion to continue the public hearing to 7:15 p.m. on Monday, January 25, 2021, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, Terry Burke Dotson, Bruce DeVault and Fran DeSimone in favor, the vote was approved unanimously.

7:18 p.m. Minutes

Mat Ashmankas made a motion to approve the minutes of September 9, 2019 meeting as amended. 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.

7:20 p.m. Preliminary Subdivision
Butler Way – Off McCracken Road
VBM Properties, LLC

Chris Keenan, representing Quinn Engineering, detailed the proposed subdivision located off of McCracken road. They have received and will address Stantec's comments.

Ms. Dotson inquired and Mr. Keenan confirmed that the proposed driveways will be 20 feet wide, edge to edge.

Mr. DeVault inquired and Mr. Keenan stated that the marker that is on a property located in Auburn will not be part of the project.

Mat Ashmankas inquired and Mr. Keenan stated that the roadway will be created around the existing ledge.

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Discussion ensued in regards to parcel 1A. A portion of that lot will be part of open space area and the Homeowner Association's (HOA's) responsibility to maintain.

Ms. Connors recommended and Mr. Keenan confirmed that lot 3 and 3A will be combined.

Mr. Keenan stated that the basins will be constructed on a separate parcel and will be owned by the HOA. The installation will be based on Massachusetts Stormwater regulations.

Mr. Piktelis inquired and Mr. Keenan confirmed that the lots will have a minimum of 150 feet frontage.

Mr. Keenan confirmed that Butler Way will be a public roadway.

Phil Miles confirmed the project will consist of three lots within 6 acres and will include a 400-foot roadway.

Darin Haig, 92 McCracken Road, inquired and Mr. Keenan confirmed that they will address the abutters privacy and deteriorating trees. They will provide vegetation buffers.

Mr. Miles confirmed that they will visit the site and inspect the trees abutting Mr. Haig's property.

Ms. Connors recommended to continue the discussion to 7:15 p.m. on Monday, February 8, 2021.

**8:16 p.m. Mylar and Covenant Endorsement
Clear View Definitive Subdivision
Eastland Partners**

Ms. Connors referred to condition K – the improvements to Park Hill Avenue and stormwater mitigation. Stantec noted concerns about the drainage proposed per the email received by the Planning Department prior to the meeting.

Stephen O'Connell, representing Eastland Partners, confirmed that the berm will extend down Park Hill Avenue.

Ms. Connors read, for the record, Stantec's comments received from David Glen prior to the meeting.

Ms. Connors recommended that the endorsement be continued to the January 25, 2021 meeting in order for the updated plans to be received from the applicant.

Mr. O'Connell updated the Board on project's schedule. The pre-construction meeting has been scheduled. The erosion controls have been installed. The trees have been flagged for removal and they will meet with the Tree Warden for approval.

Discussion ensued over the construction timeframe. Ms. Connors stated that there is a five year construction timeframe. Mr. O'Connell stated that the project will be done in five phases.

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Other Business:

Bruce DeVault inquired on the status of the emails received regarding the 12 Martin Street project, specifically if the water issues have been addressed by the applicant.

Ms. Connors stated that she did a site visit with Dave Glenn and it appears that a portion of the stormwater mitigation system was installed many years ago. There is evidence of lack of maintenance, which is likely causing the problems. The area should be cleaned out with leaves, brush, trees and other debris removed.

She will email Rick Bedard and provide an update to the Planning Board. She indicated that an onsite meeting with Rick Bedard and the Planning Board will be scheduled to review the water issue.

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 8:57 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:


