

MILLBURY PLANNING BOARD
MINUTES
February 22, 2021

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 22, 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/join](https://zoom.us/join). 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**

Laurie Connors stated that there are some minor issues remaining to be addressed and she may add additional items to the Conditions of Approval.

Michael Stalzer, Project Manager, presented the updated plans to the Board.

Dave Glenn, representing Stantec, requested and Mr. Stalzer confirmed that he will provide Stantec with the retaining wall fencing detail.

Terry Burke Dotson expressed concern regarding parking at the development.

Ms. Connors specified the transportation demand management features that will be included at the development, including, among other things, 3 bike racks, storage for bikes, and inquiring with the WRTA about the possibility of adding a bus stop at Bramanville Village.

Discussion ensued regarding the power utility easements on the property. Mr. Stalzer stated that the power company will relocate the easement once the infrastructure design is submitted and the project is approved.

Attorney Gary Sanginario, representing Doug Backman, addressed the right-of-way concerns and the existing easement. He stated that when the project is further along they will work with the power company for the electric utility relocation.

Discussion ensued regarding lot sizes, the bylaws, and complying with zoning. Ms. Connors stated that the project fully complies with the zoning regulations.

Doug Backman, applicant, stated that the project will be reduced by 17 units. The building width will also be decreased by 40 feet. They will revise the plans for the Board.

Megan Shelley, 24 High St, inquired and Fayssal Hussein, representing Nitsch Engineering, confirmed that they will review the curbing realignment on High Street and will evaluate the site distance for approaching West Main Street from High Street.

MILLBURY PLANNING BOARD
MINUTES
February 22, 2021

Jack Patel, Village Knoll owner, inquired and Mr. Hussein confirmed that the existing 5 angled parking spaces will not change. They will be improving the walkway area near the parking spots.

James Marran, 80 Burbank Street, expressed concern regarding the current Village Knoll parking spots and how the development would impact the store's customers.

Keith Caruso, DPW Operations Manager, inquired and Mr. Stalzer confirmed that they will attend the next Sewer Commission meeting on March 9, 2021.

Ms. Dotson requested that the updated plans show the utilities, loading dock location and the snow storage locations.

Paul Piktelis made a motion to continue the public hearing to 7:25 p.m. on March 8, 2020, 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.

**9:24 p.m. Public Hearing - Millbury Fire Station
130 Elm Street
Millbury Fire Department**

Angela Campbell, and Nate Ketchel, Civil Engineer, representing Context Architecture, presented the updated site plans for the new fire station. There will be 31 parking spots and new landscaping.

DJ Chagnon, representing LBA Landscaping, stated that they are replacing the existing walkway up Waters street.

Chairman Gosselin inquired and Rich Hamilton, Millbury Fire Chief, stated that there is only a small portion of asbestos to remove from the existing building.

Ms. Connors inquired and Mr. Ketchel stated that they will address the comments regarding the noise from the generator.

Mat Ashmankas commented that Section D on the application should state Waters Street and not River Street.

Ms. Dotson inquired and Mr. Ketchel confirmed that stockade fencing will be installed in lieu of chain link for sound buffering.

Ms. Dotson inquired and Mr. Ketchel confirmed that the grade from the garage to Elm Street will be in the range of 2 to 2.5%.

Paul Piktelis inquired and Ms. Campbell confirmed that the roof will have asphalt shingles. He also inquired and Chief Hamilton stated the demo cost is roughly \$176,000 and includes the asbestos removal.

Fran DeSimone inquired and Mr. Ketchel stated that due to the site conditions, the generator will remain in the designed location.

Mat Ashmankas inquired and Chief Hamilton confirmed that they will be presenting at the September/October 2021 Town Meeting.

MILLBURY PLANNING BOARD

MINUTES

February 22, 2021

Mat Ashmankas made a motion to continue the public hearing to 7:30 p.m. on March 8, 2020, 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.

10:02 p.m. Minutes

Mat Ashmankas made a motion to approve the minutes of November 16, 2020 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.

Bruce DeVault 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 10:06 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:


