

MILLBURY PLANNING BOARD  
MINUTES  
May 3, 2021

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REC'D  
TOWN CLERK  
2021 MAY 25 PM 3:10  
MILLBURY, MASS.

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 3, 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, Alternate Fran DeSimone

**7:15 p.m.      Public Hearing - Major Modification of Recreational & Medical Marijuana Establishment Special Permit  
12 Latti Farm Road  
Greencare Therapeutics, Inc.**

Joseph Antonellis, attorney representing Greencare Therapeutics, requested an amendment to the Special Permit. They filed for a variance with the Board of Appeals and received their approval. It has been filed at the Registry of Deeds. The modified site plans were submitted and they have addressed the peer review and Planning Director comments. The Millbury Police Department has reviewed and approved the revised security plans.

Chris McClure, McClure Engineering, presented the updated site plan and detailed the employee and retail parking. He indicated that ADA-accessible parking will be included.

Mat Ashmankas called a point of order regarding Mr. McClure's description of the project, noting that the retail area is on the east side of the building.

Mr. Ashmankas reviewed the traffic pattern and requested that the traffic for the site enter at the first street entrance and only allow right turn only upon exiting the site. Mr. McClure confirmed that signage will be installed at the end of the driveway.

Ms. Dotson had no additional comments for the applicant.

Mr. Piktelis confirmed that he agrees to the modifications to the site plan. Mr. DeVault concurred.

Chairman Gosselin stated that the modification to include the retail aspect will impact traffic at the site and the traffic onto the Rte. 20 roadway.

Mr. DeSimone inquired and Ms. Connors confirmed that there is a condition included in the decision requiring No Parking on Latti Farm Road.

Mr. DeVault inquired and Ms. Connors confirmed that, if traffic warranted, they would hire an officer for detail.

Mr. DeSimone inquired and Charles Smith confirmed that No Parking Signage will be installed.

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.

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Ms. Connors confirmed that the notice of decision includes the findings a -g, the conditions a - f, with the inclusion of condition (b) right turn only signage.

Mat Ashmankas made a motion to approve the major modification of a Recreational and Medical Marijuana Establishment Special Permit and Site Plan Approval for 12 Latti Farm Road, under conditions a – f, subject to findings a – g, 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.

**7:48 p.m.      Minutes**

Discussion ensued regarding the meeting minutes, how they should be created, and what is to be included in the minute documents.

Ms. Dotson was opposed to the updates to the meeting minutes of the January 25, 2021 meeting. She requested to discuss her changes at the next Board meeting.

Paul Piktelis made a motion to approve the minutes of January 25, 2021 meeting, Mat Ashmankas seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, and Bruce DeVault in favor, Terry Burke Dotson opposed, the vote was approved 4-1.

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 8:02 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

