

MILLBURY PLANNING BOARD
MINUTES
April 26, 2021

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MILLBURY, MASS

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 26, 2021 at 7:00 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

**7:00 p.m. Covenant Acceptance and Definitive Plan Endorsement
Greenleaf Terrace
Green Prospect LLC**

Laurie Connors referred to the request of the applicant Mo Haghdoost for the Definitive Plan Endorsement for Greenleaf Terrace. The applicant has not started the subdivision project and there is a four year timeframe for endorsement requirement.

Discussion ensued regarding the project, the condition of approval and the construction timeframe.

Ms. Connors stated that there have been no updates to the Towns regulation or zoning bylaws and the applicant is in compliance.

Paul Piktelis made a motion to approve the Covenant for Greenleaf Terrace, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor and Mat Ashmankas opposed, the vote was approved 4-1.

Paul Piktelis made a motion to endorsement the Definitive Plan entitled Greenleaf Terrace, Millbury, Massachusetts, prepared by JM Grenier, dated June 18, 2017, last amended February 10, 2021, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, and Bruce DeVault in favor, Mat Ashmankas and Terry Burke Dotson opposed, the vote was approved 3-2.

**7:22 p.m. Clear View Update
Eastland Partners**

Phil Coraccio, Site Supervisor, Eastland Partners, stated that blasting has begun and the Fire Department is pleased with the work. He stated that the loam pile has been relocated, the tree removal has begun.

Chairman Gosselin requested that if the applicant is deviating from the plan they are required to inform the Board. He requested that the pile be hydro-seeded within 30 days and Mr. Coraccio concurred.

Discussion ensued on the access to the trails during construction and it was stated that it would be an insurance liability to allow the public on the construction site.

Fran DeSimone, 1 Weldon Drive, inquired as to the status of the Rte. 20 roadway work at Park Hill Avenue. He stated that the left lane turn on the westbound side of Rte. 20 has been removed.

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Chairman Gosselin requested and Ms. Connors concurred that a letter will be drafted to MassDOT inquiring the inclusion of the left turn land marking on Rte. 20.

Discussion ensued with the Board and the residents of Weldon Drive regarding the blasting and well testing process.

8:02 p.m. Public Hearing Con't – Revision to the Subdivision Rules & Regulations
Laurie Connors, Director of Planning & Development
Dave Glenn, Stantec Engineers

Ms. Connors presented the proposed changes from the Board and Stantec.

Ms. Dotson inquired and Ms. Connors confirmed that these updates are in compliance with MS4 requirements.

Discussion ensued around the detailed changes to the subdivision rules and regulations.

Ms. Dotson and Mr. Ashmankas requested to eliminate the T shape cul de sac. Mr. Piktelis requested that the design remain in the regulations.

Chairman Gosselin requested reducing the number of units in a T shape cul de sac and Ms. Connors recommended reducing to four units. Mr. Piktelis and Mr. Ashmankas concurred.

Ms. Connors stated that she will revised the document with all recommended updates and provide to the Board.

Paul Piktelis made a motion to continue the public hearing to 7:00 p.m. May 10, 2021, 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.

9:46 p.m. Other Business

Street Acceptance

Ms. Connors stated that the Board needs to vote on the recommendation for Jessica J Extension, Moore Drive and Mogren Drive as public roadways.

Mat Ashmankas made a motion to accept Jessica J Extension as a public roadway, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor and Rich Gosselin opposed, the vote was approved 4-1.

Mat Ashmankas made a motion to accept Moore Drive as a public roadway, Paul Piktelis seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor and Rich Gosselin opposed, the vote was approved 4-1.

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Mat Ashmankas made a motion to accept Mogren Drive as a public roadway, Paul Piktelis seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor and Rich Gosselin opposed, the vote was approved 4-1.

Paul Piktelis made a motion to adjourn, seconded by Mat Ashmankas, 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 9:51 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:
