

MILLBURY PLANNING BOARD

MINUTES

May 24, 2021

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MILLBURY, MASS

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 24, 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 – Modification of Definitive Plan Decision
126 Grafton Street
Cheryl & Jeffrey Vassar**

Laurie Connors referred to an email received from Cheryl Vassar requesting an extension to the construction deadline. Ms. Vassar is requested the extension to December 31, 2021.

Chairman Gosselin inquired if the work will be completed within that deadline. He expressed concern on the timeframe for construction.

Ms. Connors reviewed the covenant and the cash guarantee for the project. She recommended that the Board extend the deadline for one year.

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.

Paul Piktelis made a motion to extend the construction deadline for 126 Grafton Street to May 24, 2022, 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.

7:37 p.m. Re-Organization of the Planning Board

Ms. Connors requested the re-organization of the Planning Board.

Paul Piktelis made a motion to nominate Richard Gosselin for Chairman, Bruce DeVault seconded, and on a roll call vote with Mat Ashmankas, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Chairman Gosselin made a motion to nominate Paul Piktelis for Vice Chairman, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

Chairman Gosselin made a motion to nominate Mat Ashmankas for Clerk, Terry Burke Dotson seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

MILLBURY PLANNING BOARD
MINUTES
May 24, 2021

Chairman Gosselin made a motion to nominate Terry Burke Dotson for the CMRPC representative, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis and Bruce DeVault in favor, the vote was approved unanimously.

Paul Piktelis made a motion to nominate Bruce DeVault for the Earth Removal representative, Mat Ashmankas seconded, and on a roll call vote with Rich Gosselin, Mat Ashmankas, Paul Piktelis, and Terry Burke Dotson in favor, the vote was approved unanimously.

**7:42 p.m. Minor Modification to Colton Road Definitive Plan
NextGrid LLC.**

Daniel Serber, representing the applicant NextGrid LLC, requested a minor modification to the Definitive Plan for Colton Road. National Grid has requested the lines within the power company easement be underground.

Mat Ashmankas made a motion to approve the Minor Modification to the Colton Road Definitive Plan, regarding the placement of utilities underground within the National Grid's easement, on the plan dated March 18, 2021. 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.

**7:49 p.m. Review of Open Meeting Law Complaint Filed by Robert Prytko
Concerning the Board's April 26, 2021 Meeting**

Chairman Gosselin referred to the document received detailing the complaint.

Discussion ensued regarding the Greenleaf project and Ms. Connors stated that the Board received the copy of the response letter to review.

Ms. Connors stated that the Board does not vote and the only requirement is that the Chairman sign the response letter.

**8:12 p.m. Request for Release of Performance Guarantee
308 Millbury Avenue
Pakachoag Acres Early Learning Center**

Ms. Connors referred to the updated cost estimate received from Stantec. She requested the Board approve the request for release of the performance guarantee for 308 Millbury Avenue.

Paul Piktelis made a motion to release \$23,226.82 plus interest for Pakachoag Acres, 308 Millbury Avenue, 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.

**8:14 p.m. Request for Release of Performance Guarantee
2 Gould Street
Randy Mogren**

Ms. Connors reviewed the request for the release of Performance Guarantee for 2 Gould Street project.

MILLBURY PLANNING BOARD
MINUTES
May 24, 2021

The outstanding issue of the ADA complaint ramp has been addressed and Stantec is in agreement with the reconstruction of the ramp.

Paul Piktelis made a motion to release \$10,023.43 plus interest for 2 Gould Street project, 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.

8:15 p.m. Other Business

Engineering RFP

Ms. Connors referred to the engineering contract RFP. She has received several bid responses and will be distributing the packets to the members of the Board for review.

Mr. Ashmankas inquired and Ms. Connors stated that the current engineering contract is set to expire June, 30, 2021.

Summer Schedule

Discussion ensued regarding the two meetings scheduled for the 2021 summer Planning Board meetings.

Terry Burke Dotson made a motion to approve the two Planning Board meetings for Monday, July 12, 2021 and August 9, 2021, 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.

Minutes

Paul Piktelis made a motion to approve the February 22, 2021 meeting minutes without the written comments received from Terry Burke Dotson, 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 approve the March 8, 2021 meeting minutes, 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 approve the March 22, 2021 meeting minutes, 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.

Paul Piktelis made a motion to approve the February 22, 2021 meeting minutes, 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.

MILLBURY PLANNING BOARD
MINUTES
May 24, 2021

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:
