

# MILLBURY PLANNING BOARD

## MINUTES

May 10, 2021

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 10, 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. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Terry Burke Dotson, Paul Piktelis, Bruce DeVault, Mat Ashmankas, Alternate Fran DeSimone

**7:00 p.m. Public Hearing Con't - Revision to the Subdivision Rules & Regulations**  
**Laurie Connors, Director of Planning & Development**

Laurie Connor notified the Board that the updated documents includes the prior requested changes.

Terry Burke Dotson inquired and Ms. Connors confirmed that the number of units serviced by the T shape design was lowered from 6 to 3 units.

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 adopt the amendments to the Millbury Rules & Regulations governing the Subdivision of Land specifically Section 2, 5.1, 5.3, 6, 7 as shown on the version dated May 10, 2021, Bruce DeVault 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.

**7:15 p.m. Public Hearing – Multi-family Special Permit, Site Plan Review & Stormwater Management Permit**  
**19 Canal Street**  
**Elite Home Builders, LLC**

John Grenier, representing JM Grenier, introduced Debra Finnegan who gave an overview of the project. The vacant lot is 2.75 acres. The 16-foot access driveway will be off of Canal Street. A pedestrian access is proposed at the rear side of the property to Windle Field. The sidewalks will have access at the entrance and within the development.

They are seeking a waiver for curbing and parking spaces.

Discussion ensued over the traffic report and the impact to the surrounding area. There will be stop signage at the project and crosswalks will be marked.

Mr. Grenier stated that the complex will not be restricted to a 55+ community.

Ms. Dotson inquired and Mr. Grenier confirmed that the entire lot is 2.75 acres and a total of 120,551 square footage. She expressed concern regarding the request of a parking waiver. She also requested that interpretive signage be installed to education the public on the history of that site.

Mr. Pitkelis and Mr. Ashmankas expressed concerns over the impact the development will have on traffic in the area.

Mr. Ashmankas inquired and Fire Chief Hamilton confirmed that the access on three sides and walkways is acceptable in event of a fire incident.

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Several Board members expressed concern over the proposed building height and Ms. Connors stated that the applicant would be required to go before the Zoning Board of Appeals.

Chairman Gosselin expressed concern regarding the sewer easement, the lack of a surveyor stamp on the plans. He recommended that there be no campers, boats or motorcycles stored at the site. He also requested that there be signage for the dog park on rules and regulations.

Ms. Dotson expressed concern regarding snow and trash storage at the site. Mr. Greiner detailed the dumpster location and indicated the snow storage locations.

Mr. DeVault expressed concern regarding the Stormwater management plan for the project and Mr. Greiner stated that the roof runoff will all be captured in the drainage system.

Marlene Horner, 28 Millbury Ave, expressed concern on the location of the snow storage and the site lines onto Canal Street. She also inquired as to who the responsible party is for Railroad Court and Ms. Connors confirmed that it is a private roadway.

Mat Ashmankas made a motion to continue the public hearing to 7:15 p.m. on June 14, 2021, 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.

**8:18 p.m.            Public Hearing – Multi-family Special Permit, Site Plan Review & Stormwater Management Permit  
17 Rice Road – Rice Pond Village  
Whitney Street Home Builders, LLC**

James Tetreault, representing Azimuth Land Design and Whitney Street Builders, detailed the proposed project to the Board. The project will consist of 26 duplex units which will total 52 units on 15.7 acres. Each unit will have a two-car garage and driveway space for two additional vehicles. The project will also include a parking lot with ten additional parking spots. The sewer and water plan is in compliance with the Towns bylaws.

Ali Khorasian, representing AK Associates, detailed the traffic study for the project.

Mr. DeVault expressed concerns about the lack of safety features for the railroad crossing.

Several Board members expressed concerns over the safety of the intersection of Rice Road and Providence Street.

Several residents that abut the proposed project expressed concern regarding the lack of signal lighting at the railroad crossing and the increase of traffic that the project would bring to the neighborhood.

Mr. Ashmankas expressed the concern regarding only one egress for the development.

Ms. Dotson inquired and Mr. Tetreault detailed the design of the units.

Ms. Dotson inquired and Ms. Connors confirmed that the project is in the Residential I district.

Discussion ensued with several Board members and Ms. Connors over concern that the units are close to the 100-foot buffer zone to the wetlands. Mr. Tetreault indicated they have submitted the Notice of Intent paperwork to the Conservation Commission.

Chairman Gosselin inquired and Mr. Tetreault confirmed that water and sewer will be brought to the development. He also requested 1' contours detailed on the revised plans, as well as the snow storage locations.

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Several residents expressed concern regarding the noise from the railroad once construction is completed.

Ms. Dotson requested the developer to conduct EMF readings at the high-tension wire locations.





Paul Piktelis made a motion to continue the public hearing to 7:20 p.m. on June 14, 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.

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 10:15 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

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