

MILLBURY PLANNING BOARD
MINUTES
September 13, 2021

MILLBURY
TOWN CLERK
2021 SEP 29 AM 10:05
MILLBURY, MASS

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 13, 2021 at 7:00 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA and also available through Zoom.us/download. The meeting was recorded and streamed by Millbury Public Access Cable Television. Chairman Richard Gosselin presided.

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

**7:00 pm. Public Hearing Con't – Post-construction Stormwater Management Permit
Elm Street Right-of-Way, Municipal Parking Lot Between Elm Street & Grove Street,
112 Elm Street
Town of Millbury**

Mat Ashmankas referred to an email received from Michael Moonan requesting to continue the public hearing to September 27, 2021.

Mat Ashmankas made a motion to continue the public hearing to 7:10 pm on Monday, September 27, 2021, Paul Piktelis seconded, voted unanimously.

**7:05pm Public Hearing Con't – Multi-family Special Permit, Site Plan Review &
Stormwater Management Permit
19 Canal Street
Elite Home Builders, LLC**

Chairman Gosselin inquired and Laurie Connors stated that there were only minor issues outstanding on the Stantec review and that it will be included as conditions of approval in the decision. They are awaiting the submission on a mounding analysis and an update on the driveway sightline issue with the existing utility pole.

John Grenier, of J.M. Grenier Associates, representing the Applicant, stated that the site run off will be infiltrated into the ground.

Laurie Connors stated that she had a conversation with Brian Falk, Town Counsel, and currently the project has six affordable units, but the calculation for affordable units, based on the number of market rate units, should be 7. There are a total of 59 units proposed for the project.

Steve Venincasa, Applicant, inquired and Dave McCay, Town Counsel, responded that the affordable unit number is based on the actual units for the entire project. Mr. McCay said it is 10% of affordable units of the total number of the project, both on- and offsite, therefore the requirement of the project will be a total of seven affordable units.

Discussion ensued regarding the offsite affordable units for the project. Chairman Gosselin requested that the applicant speak to the organization who will be responsible for running the affordable unit program and schedule them to speak in front of the Board.

Chairman Gosselin expressed concern regarding the two entrances to the project, stating that one exit for the project will impact safety for drivers and pedestrians.

Mr. Venincasa expressed concern regarding closing off the Railroad Court entrance as well as concerns that the abutters on Railroad Court do not want that update to the roadway.

Paul Piktelis expressed dislike of the updated design plan for Railroad Court and restricting the resident's access from Railroad Court to Canal Street.

Mark Millette, 17 Canal Street, expressed concern regarding closing off the access to Railroad Court.

Damien Berthiaume, attorney representing the owners of 3-5 Railroad Court, stated that there is a specific easement on Railroad Court and the concern is the access for emergency vehicles and garage trucks. They are working with Mr. Venincasa regarding input from the owners of Railroad Court on the project. They are requesting the change of the location of the dumpster to elsewhere within the site. They would recommend additional screening, including fencing and landscaping for the parking spaces along 3-5 Railroad Court.

Mr. Venincasa stated that they will add two parking spaces near the original dumpster location for the Railroad Court residents. He is requesting a two-week continuance to the public hearing until September 27, 2021 for the site plan updates.

Chairman Gosselin requested a plan to regulate vehicles leaving Railroad Court and the project parking area.

Terry Burke Dotson made a motion to continue the public hearing to 7:15pm on September 27, 2021, Mat Ashmankas seconded, voted unanimously.

Paul Piktelis made a motion to reopen the public hearing, Brue DeVault seconded, voted unanimously.

Mr. Berthiaume stated that the traffic study submitted took into account the existing condition of Railroad Court and that should satisfy the board based on the anticipated traffic flow due to the project. He will provide the Board with the comments from the property owner.

Terry Burke Doston made a motion to continue the public hearing to 7:15 pm on September 27, 2021, Paul Piktelis seconded, voted unanimously.

**8:02pm Public Hearing Con't – Multi-family Special Permit, Site Plan Review &
Stormwater Management Permit
17 Rice Road – Rice Pond Village
Whitney Street Home Builders, LLC**

Mat Ashmankas referred to an email directed to Ms. Connors from James Tetreault, on behalf of the applicant, requesting to continue the public hearing until September 27, 2021.

Paul Piktelis made a motion to continue the public hearing to 7:20 pm on September 27, 2021, Bruce DeVault seconded, voted unanimously.

**8:11pm Release of Performance Guarantee & Certificate of Completion
Jessica J Drive Extension
TPR Homes, LLC**

Ms. Connors stated that the project has been completed and the roadways have been conveyed to the Town. The developer is requesting a release of the performance guarantee.

Paul Piktelis made a motion to release all remaining funds held as performance guarantee for completion of the Jessica J Drive Extension in the amount of \$217,996 such that \$0 is held for completion, Bruce DeVault seconded, voted unanimously.

**8:13pm Release of Performance Guarantee
8 Auburn Road
Adam Kobel**

Ms. Connors stated that there had been some outstanding issues remaining on the project, including scheduling another inspection by Stantec to review stormwater mitigation and landscaping. Ms. Connors provided the email with the photographs to the Board.

Paul Piktelis made a motion to release all remaining funds held as performance guarantee for completion of 8 Auburn Road in the amount of \$10,006.73, plus interest, such that \$0 is held for completion, Mat Ashmankas seconded, voted unanimously.

Other Business:

Paul Piktelis made a motion to accept the meeting minutes of June 14, 2021, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to accept the meeting minutes of July 12, 2021, Bruce DeVault seconded, voted unanimously.

Mr. Ashmankas inquired on the status of several projects in Town. Ms. Connors stated that the Singletary Arms project is currently in front of the Conservation Commission.

Mr. Ashmankas inquired and Ms. Connors stated that the solar farm is awaiting notification from National Grid regarding the hut removal and there has not been a final occupancy permit issued.

Mr. Ashmankas inquired and Ms. Connors stated that the McGrath and W. Main Street project has had 12 division of lots and 7 ANR lots signed off on.

Mr. Ashmankas inquired and Ms. Connors stated that the 12 Latti Farm project will be seeking the occupancy permit within the next month or so.

Mr. Ashmankas inquired and Ms. Connors stated that the Colton Road project was inspected last week. Construction has begun and they are working on the grading and the improvements to Colton Road Extension. Mr. DeSimone inquired and Ms. Connors stated that she is not aware of material being trucked out from the site. Mr. DeVault stated that the project is currently on the Earth Removal Board schedule.

Mr. DeSimone expressed concern regarding water flowing on Park Hill Avenue and Ms. Connors stated that the drainage has been installed and but not brought up to the surface. The water main has not been installed for the project.

Paul Piktelis made a motion to adjourn, seconded by Mat Ashmankas, voted unanimously. Meeting adjourned at 8:23 pm.

Respectfully submitted,

Stephanie Collins

ATTEST:



