

MILLBURY PLANNING BOARD
MINUTES
January 24, 2022

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 10, 2022 at 7:15 p.m. via Zoom and 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

**7:15 p.m. Public Hearing Con't– Site Plan Review & Stormwater Management Permit
Abbott Place
Parklund Place, LLC**

Laurie Connors referred to an email received from John Grenier, representing the applicant, stating that they are requesting to continue the public hearing to the next meeting on February 14, 2022.

Discussion ensued with the Board members on the timeframe required for applicants to continue public hearings.

Paul Piktelis made a motion to continue the public hearing to 7:15 p.m. on February 14, 2022, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, Mat Ashmankas, Terry Burke Dotson and Bruce DeVault in favor, the vote was approved unanimously.

**7:32 p.m. 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**

Chairman Gosselin requested and Ms. Connors read into record the letter received from the Providence & Worcester (P&W) Railroad.

Mat Ashmankas requested and Ms. Connors read into record the letter she sent to the P&W Railroad dated January 13, 2022.

Louis Levine, attorney representing the applicant, stated that they would provide \$100,000.00 in escrow to the Town for the future roadway improvements.

Chairman Gosselin requested that Town Counsel draft the Notice of Decision for this project.

Steven Stearns, 12 Thomas Hill Road, asked the Board to deny the project and close the public hearing.

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TOWN CLERK
2022 MAR 15 AM 9:07
MILLBURY, MASS.

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

Discussion ensued regarding a request for Town Counsel to be present at the next Board meeting on February 14, 2022.

Ms. Connors confirmed that she will have a conversation with Town Counsel to request he be present at the February 14, 2022 meeting.

Mr. Ashmankas requested that the Board proceed and vote on the waivers requested for the project.

Terry Burke Dotson requested that the project discussion be continued at the next Board meeting on February 14, 2022.

Paul Piktelis made a motion to waive zoning bylaws, Section 12.44(a): requirement to submit site plans at a scale of 1"=20'. The site plan is at a scale of 1"=30', Mat Ashmankas seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis, Mat Ashmankas, and Bruce DeVault in favor, Terry Burke Dotson opposed, the vote was approved 4-1.

Discussion ensued on whether or not to continue to vote on remaining waiver requests for the project.

Ms. Connors stated that the agenda item will be added to the next Board meeting on February 14, 2022.

Other Business:

Tablet Training

Ms. Connors requested several dates and times from the Board members for tablet training with Worldband and the Town Manager. Several dates were provided to the Board and Ms. Connors will schedule and provide the information to the Board members.

Minutes

Paul Piktelis made a motion to accept the minutes of November 22, 2021, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis Mat Ashmankas and Bruce DeVault in favor and Terry Burke Dotson opposed, voted 4 -1.

Paul Piktelis made a motion to accept the minutes of December 13, 2021, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis Mat Ashmankas and Bruce DeVault in favor and Terry Burke Dotson opposed, voted 4 -1.

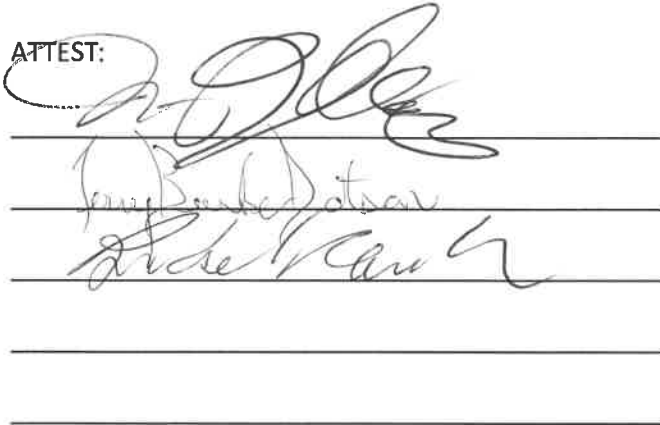
Paul Piktelis made a motion to accept the minutes of January 10, 2021, Bruce DeVault seconded, and on a roll call vote with Rich Gosselin, Paul Piktelis Mat Ashmankas and Bruce DeVault in favor and Terry Burke Dotson opposed, voted 4 -1.

Paul Piktelis made a motion to adjourn, seconded by Mat Ashmankas, and on a roll call vote with Rich Gosselin, Paul Piktelis, Mat Ashmankas, Terry Burke Dotson and Bruce DeVault in favor, voted unanimously. Meeting adjourned at 8:41 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



The image shows two handwritten signatures in cursive script. The first signature is written on the first horizontal line, and the second signature is written on the second horizontal line. The signatures are written in dark ink and are positioned to the right of the 'ATTEST:' label.