

MILLBURY PLANNING BOARD  
MINUTES  
January 28, 2019

RECEIVED  
TOWN CLERK

2019 FEB 12 AM 10:21

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 28, 2019 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Terry Burke Dotson, Paul Piktelis, Michael Georges, Mathew Ashmankas

Absent:

**7:15 p.m. Performance Guarantee – 442 Greenwood St., Select Energy**

Ms. Connors advised the Board Members that additional work has been done to the detention basins according to Stantec's recommendations. She added that Stantec suggests a performance guarantee in the amount of \$1,750.00 for revegetation of disturbed area incurred by modifications to stormwater basin #1 & 2.

Stantec provided an Engineers Opinion of Probable Construction Cost indicating an estimate of \$110,250.00 for the Demolition and Removal Bond.

Ms. Connors stated that the Bond was approved by Town Council and the applicant has provided a \$25,000 cashier check as a surety bond. She also advised that she will notify the building inspector when she receives sign off approval on the As Built from Dave Glenn of Stantec, so the applicant can obtain their occupancy permit.

**Mathew Ashmankas made a motion to accept the Demolition and Removal Bond in the amount of \$110,250.00, seconded by Paul Piktelis, vote unanimously.**

**Mathew Ashmankas made a motion to accept a cashier check in the amount of \$1,750.00 to serve as a performance guarantee to cover landscaping, seconded by Paul Piktelis, voted unanimously.**

**Mathew Ashmankas made a motion to accept a \$25,000.00 cashier check to pay for legal fees should the Town accrue any during the course of calling in the decommissioning bond, seconded by Paul Piktelis, voted unanimously.**

**Mathew Ashmankas made a motion authorizing Laurie Connors to authorize the building inspector to issue an occupancy permit once Stantec signs off on the As Built, seconded by Paul Piktelis, voted unanimously.**

**7:20 p.m. Discuss Planning Board Recommendation Regarding Public Acceptance of Westview Avenue, Skyview Drive (Station 16+44.74 to Station 21+13.61), and Nightview Place**

Ms. Connors advised the board members that she has been working with the developer of Casa Verde Village to close out the first couple of phases as all construction is complete. She also stated that the sewer tie-ins are not indicated on the plans and that the sewer department has the tie in cards.

MILLBURY PLANNING BOARD  
MINUTES  
January 28, 2019

---

Chairman Gosselin would like sewer department to provide the tie-in cards to the developer.

Ms. Connors advised that the Board of Selectmen will be doing a walk-through of the roadways on Saturday, February 2, 2019 at 10:00 a.m., and their public meeting is scheduled for Tuesday, February 12, 2019. She advised that the Selectmen will be anticipating the Planning Boards recommendation of the street acceptance.

Mathew Ashmankas questioned the completion of the stormwater basins behind lots 14 – 18 as it is indicated they are at 80% completion according to the Engineer's Opinion of Probable Construction Costs.

Ms. Connors advised she will inquire with Stantec as to the completion of stormwater basins in question.

Chairman Gosselin suggested postponing the decision until the Planning Board meeting on Monday, February 11, 2019.

**7:30p.m. Public Hearing Con't - Major Modification to Definitive Plan Decision  
Autumn Gate Estates - Steve Gallo**

Chairman Gosselin read into the Public Hearing a request from Steven Gallo to continue the public hearing for two weeks.

**Mathew Ashmankas made a motion to continue the public hearing to Monday, February 11, 2019 at 7:25 p.m., seconded by Paul Piktelis, voted unanimously.**

**7:35 p.m. Public Hearing Con't - Site Plan Review/Stormwater Permit  
358 ½ Greenwood Street - Wat Barameyta Satharan Temple**

Ms. Connors advised she received an email from Nea Sann asking to postpone the public hearing until the next available Planning Board meeting.

Mathew Ashmankas inquired about the need to tie into public sewer.

Ms. Connor advised she received a letter from the Board of Health recommending that they tie into sewer or consult with an engineer prior to site plan approval.

MILLBURY PLANNING BOARD

MINUTES

January 28, 2019

---

**Mathew Ashmankas made a motion to continue the public hearing to Monday, February 11, 2019 at 7:30 p.m., seconded by Paul Piktelis, voted unanimously.**

**Minutes**

**Paul Piktelis made a motion to accept the minutes of January 14, 2019, seconded by Mathew Ashmankas, voted unanimously.**

**Other Business**

**Adjournment**

**Paul Piktelis made a motion to adjourn, seconded by Michael Georges, voted unanimously. Meeting adjourned at 7:45 p.m.**

Respectfully submitted,

Pamela Bott

ATTEST:

The attestation section contains several handwritten signatures and horizontal lines. The first signature is a large, stylized cursive signature. Below it are two lines with the handwritten text "Jenny B..." and "Brett Am...". There are two more lines with additional cursive signatures below them.



# TOWN OF MILLBURY *DEPARTMENT OF PLANNING & DEVELOPMENT*

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-4754 • FAX. 508 / 865-0857

## PLANNING BOARD AGENDA

January 28, 2019

### REVISED

- 7:15 p.m. Performance Guarantee – 442 Greenwood St., Select Energy
- 7:20 p.m. Discuss Planning Board Recommendation Regarding Public Acceptance of Westview Avenue, Skyview Drive (Station 16+44.74 to Station 21+13.61), and Nightview Place
- 7:30 p.m. Public Hearing Con't - Major Modification to Definitive Plan Decision  
Autumn Gate Estates  
Steve Gallo
- 7:35 p.m. Public Hearing Con't - Site Plan Review/Stormwater Permit  
358 ½ Greenwood Street  
Wat Barameyta Satharan Temple

New Business:

Other Business:

- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

RECEIVED  
TOWN CLERK  
2019 JAN 24 PM 1:42  
MILLBURY, MASS.



# TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-4754 • FAX. 508 / 865-0857

## PLANNING BOARD AGENDA

January 28, 2019

- 7:15 p.m. Lot Release & Performance Guarantee  
Jessica J. Drive Extension Subdivision  
Bob Vigneau
- 7:30 p.m. Public Hearing Con't - Major Modification to Definitive Plan Decision  
Autumn Gate Estates  
Steve Gallo
- 7:35 p.m. Public Hearing Con't - Site Plan Review/Stormwater Permit  
358 ½ Greenwood Street  
Wat Barameyta Satharan Temple
- 7:40 p.m. Discuss Planning Board Recommendation Regarding Public Acceptance  
of Westview Avenue, Skyview Drive (Station 16+44.74 to Station  
21+13.61), and Nightview Place
- 7:45 p.m. Performance Guarantee – 442 Greenwood St., Select Energy
- New Business:
- Other Business:
- Mail, Minutes, Vouchers
  - All business not reasonably anticipated to be discussed

RECEIVED  
TOWN CLERK  
2019 JAN 24 AM 10:30  
MILLBURY, MASS.