

MILLBURY PLANNING BOARD  
MINUTES  
June 25, 2018

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 25, 2018 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

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

Absent: None

**7:15 p.m. Pakachoag Acres Day Care Center – Site Plan Review/Stormwater Permit  
Public Hearing Continued**

Chairman Gosselin opened the meeting advising that all items for Pakachoag Acres Day Care Center have been addressed.

Paul Piktelis made a motion to close the public hearing, seconded by Mathew Ashmankas, voted unanimously.

The planning Board, in accordance with Article I, Section 12.44 (g) of the Millbury Zoning Bylaws, considered the Applicant's request for waivers and voted to grant the following waivers from the requirements of Article I, Section 12.4 of the Millbury Zoning Bylaws.

Mathew Ashmankas made a motion to waive Section 12.44 (a): Partially waived the requirement to submit elevation and façade plans for the proposed garage. A photograph of the proposed garage was provided in lieu of plans, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to waive Section 12.44 (q): Partially waived the requirement to provide a complete traffic assessment due to the limited scope and anticipated impact of the project, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to waive Section 12.45 (q): Waived the requirements to provide interior landscaping covering not less than 5% of the total area of parking lot due to the fact that a significant percentage of the parcel will remain forested, seconded by Paul Piktelis, voted unanimously.

Mathew Ashmankas made a motion to approve the Site Plan Review and Post-Construction Stormwater Management Permit as shown on plan entitled Site Plan #308 Millbury Avenue Millbury, MA 01527, prepared by McClure Engineering, Inc. dated March 8, 2018 last amended June 12, 2018, subject to conditions A through T, seconded by Paul Piktelis, voted unanimously.

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TOWN CLERK

2018 JUN 17 AM 9:11

MILLBURY, MASS.

MILLBURY PLANNING BOARD  
MINUTES  
June 25, 2018

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**7:20 p.m. 276 West Main St -Syncarpha Solar LLC - Site Plan Review/Stormwater Permit  
Public Hearing Continued**

Mathew Ashmankas read into the public hearing a request from Rob Bukowski, representing Syncarpha Solar LLC, to continue the public hearing to July 16, 2018.

Mathew Ashmankas made a motion to continue the public hearing to July 16, 2018 at 7:15 p.m., seconded by Paul Piktelis, voted unanimously.

**Minutes**

Terry Burke Dotson made a motion to change language in the meeting minutes of June 11, 2018. Changes noted are on page 4, paragraph 5, to read as follows: Ms. Dotson asked if it would be possible to build a sound barrier fence around the transformer and battery cluster to minimize the noise, seconded by Paul Piktelis, voted unanimously.

Terry Burke Dotson made a motion to accept the minutes of June 11, 2018 with changes noted, seconded by Paul Piktelis, voted unanimously.

**Other Business**

Ms. Connors discussed with the Planning Board the Board of Appeals application for 11 Benton St. The applicant is proposing to subdivide a single family property into two house lots. Minimum frontage required is 150 ft. The proposal of the second lot would have 65 ft. of frontage on Benton St. Ms. Connors would like to send a letter to the Board of Appeals stating that she does not believe this request meets the criteria for a hardship for a variance as a road way could be obtained for a buildable lot. She asked if the Planning Board would like her to send the letter on their behalf.

Terry Burke Dotson made a motion to accept that the letter be written to the Board of Appeals on behalf of the entire Planning Board, seconded by Paul, four in favor, Michael Georges opposed.

**Adjournment**

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

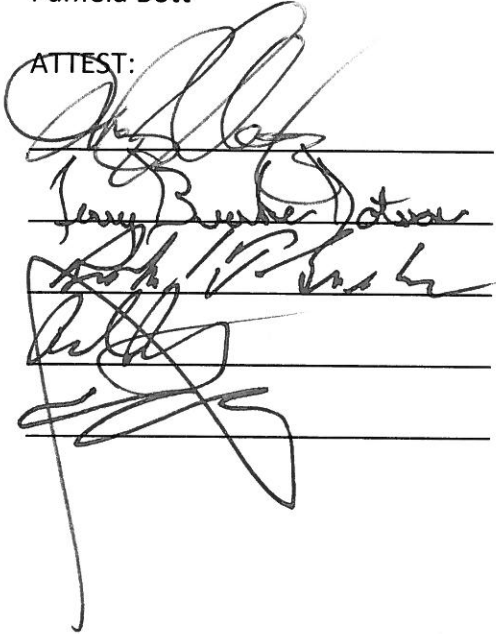
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Respectfully submitted,

Pamela Bott

ATTEST:



The image shows four horizontal lines with handwritten signatures written over them. The signatures are written in black ink and are somewhat cursive and stylized. The first signature is the largest and most prominent, followed by three smaller ones. The lines are evenly spaced and extend across the width of the signature area.

## Laurie Connors

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**From:** Bukowski, Rob <rob.bukowski@woodplc.com>  
**Sent:** Thursday, June 21, 2018 11:43 AM  
**To:** Laurie Connors  
**Cc:** 'Carter McCann'; Ferullo, Melinda  
**Subject:** West Main Street Solar Project - Request for Continuance

Laurie,

On behalf of Syncarpha Solar, we would like to request a continuance from the 6/25/18 Planning Board meeting to the 7/16/18 Planning Board Meeting for the proposed solar PV project on West Main Street.

Thanks,  
Rob

**Rob Bukowski, PE**  
Principal Engineer, Engineering Manager  
Environment & Infrastructure Solutions  
Direct: +1 (978) 392-5307  
[rob.bukowski@woodplc.com](mailto:rob.bukowski@woodplc.com)  
[www.woodplc.com](http://www.woodplc.com)

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# 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

June 25, 2018

7:15 p.m. Pakachoag Acres Day Care Center – Site Plan Review/Stormwater Permit  
Public Hearing Continued

7:20 p.m. 276 West Main St -Syncarpha Solar LLC - Site Plan Review/Stormwater  
Permit Public Hearing Continued

New Business:

Other Business:

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

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2018 JUN 19 AM 10:07  
MILLBURY, MASS.



SIGN-IN SHEET

Public Hearing Pakachong Acres  
 Date/Time 7:15 pm on 6/25/18

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Dave Falst PE	McClure Equestrian 119 Wareson Rd	X	
2 Joe Martin	301a Cherry Rd Chatham, MA Barn Mar Org		X
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