

MILLBURY PLANNING BOARD

MINUTES

September 24, 2018

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 24, 2018 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. Stratford Village Covenant Release & Performance Guarantee

Mathew Ashmankas read into the Public Hearing the letter of request from Keystone Development Corporation for a modification of the site plan to eliminate the school bus stop and playground which are part of the special permit.

Mr. Stati advised that due to insurance, use and cost reasons, a majority of the current residence are in agreement that they would like to eliminate the playground and replace with a use of their choosing, perhaps a community garden or a bocce court.

Ms. Dotson would like to see them keep the school bus stop. She believes it would be used by area residence as a resting stop for walkers and future children that may move into the development.

Mr. Strati advised that most units are being purchased by people that do not have school aged children. He also suggested they could compromise and make a smaller playground.

Mr. Strati also advised he is seeking a performance guarantee secured by cash for the release of the final 13 units in Phase II (units 31-43) and a release of surety for the work completed in Phase 1 & 3 of the development.

Chairman Gosselin stated that he would like to have letters from the resident of Stratford Village stating they are willing to omit a playground. However, he would like to see something installed for future children or grandchildren of the properties.

Paul Piktelis made a motion to reduce the amount of funds held as surety for the completion of the development in the amount of \$46,098.00, plan entitled "Stratford Village on Burbank Street in Millbury MA", dated September 1, 2003, last revised April 21, 2009, prepared by Thompson-Liston Associates, INC, by Tri-Party Agreement, recorded at Worcester Deeds, Book 58441 Page 237, seconded by Michael Georges, voted unanimously.

Paul Piktelis made a motion to accept the amount of \$127,566.00 secured by cash for the completion of ways and utilities for Phase II of the development, consisting of the way serving Units 31 through 43 as shown on the Plan entitled Site Plan to Accompany Special Permit Application for "Stratford Village" on Burbank Street in Millbury, Massachusetts", dated

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September 1, 2003, last revised April 21, 2009, prepared by Thompson-Liston Associates, Inc., 51 Main Street, PO Box 570 Boylston, MA, recorded in Worcester District Deeds, Book 00909, Plan 90. Also to release the following thirteen (13) units designated on the Plan from the requirements for work on the ground called for by the covenant dated September 29, 2014 and recorded in Worcester District Deeds, Book 52853, Page 180, Said units are hereby released from the restrictions as to sale and building specified thereon: Units 31-43, Inclusive.

Minutes

Mathew Ashmankas made a motion to accept the minutes of September 10, 2018, seconded by Paul Piktelis, voted unanimously.

Other Business

The Board discussed the upcoming meetings on October 8, 2018 and November 12, 2018. Both meetings fall on observed holidays, Columbus Day and Veterans Day. They decided to cancel both meetings and schedule another meeting on October 29, 2018.

Mathew Ashmankas made a motion to cancel the scheduled Planning Board meetings on October 8, 2018 and November 12, 2018 in observance of the Holidays, seconded by Paul Piktelis, voted unanimously.

Michael Georges made a motion to reschedule the November 12, 2018 Planning Board meeting to Monday, October 29, 2018 to be held at the Millbury Public Library at 7:15 p.m. seconded by Mathew Ashmankas, voted unanimously.

Autumn Gate Circle

Michael Georges asked Ms. Connors if she had any updated information regarding Autumn Gate Circle or if she has had any contact with the developer regarding the condition of the roadways. Ms. Connors advised that Mr. Gallo still has not contacted her, however his attorney filed an Extension of Construction Deadline which will be scheduled for a Public Hearing on October 29, 2018.

Mr. Piktelis question if the Building Inspector would be able to get involved as he is also the zoning office. Mr. Piktelis is concerned for the residents of the development as the roadways are in poor condition. Chairman Gosselin stated if Mr. Gallo does not appear for the October 29th meeting, then perhaps the Planning Board should issue a formal complaint with possible fines.

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Master Plan Public Forum

Mathew Ashmankas read into the Public Hearing the invitation to attend the Master Plan Public forum held at the Millbury High School, Media Center on October 4, 2018 at 7:00 p.m.

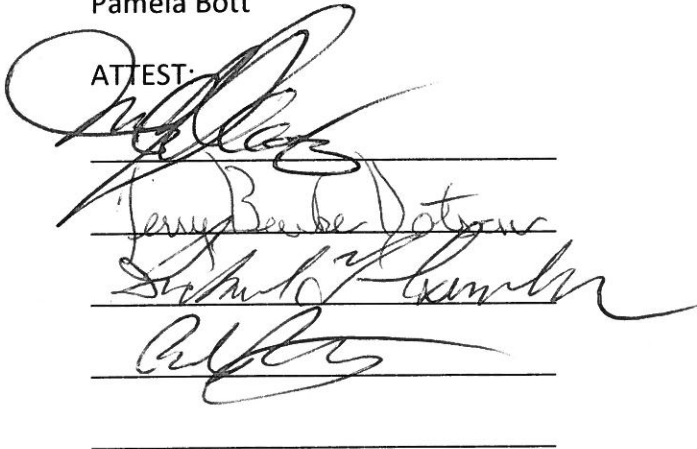
Adjournment

Mathew Ashmankas made a motion to adjourn, seconded by Terry Burke Dotson, voted unanimously. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:



The block contains three handwritten signatures written over horizontal lines. The first signature is a large, stylized cursive signature. The second signature is written in a more legible cursive and appears to read "Terry Burke Dotson". The third signature is another cursive signature. There are four horizontal lines in total, with the first three containing signatures and the fourth being empty.



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

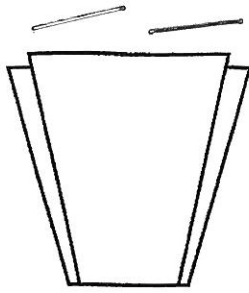
September 24, 2018

7:15 p.m. Stratford Village Covenant Release & Performance Guarantee

Other Business:

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

RECEIVED
TOWN CLERK
2018 SEP 20 PM 2:34
MILLBURY, MASS.



Keystone
Development
Corporation

August 20, 2018

Ms. Laurie Connors
Millbury Town Planner
127 Elm Street
Millbury, MA 01527

RECEIVED

AUG 29 2018

MILLBURY PLANNING BOARD

Dear Ms. Connors,

As we discussed, I would like to request an update of the tripartite amount, a release of units in Phase II and a minor modification to the Special Permit.

Minor modification:

I would like to again request a modification of the site plan to eliminate the school bus stop and playground which are currently part of the special permit. For insurance, use and costs reasons, every resident we have contacted would prefer not to have the approved amenities and would like to use the proposed playground area for a use of their choosing. We have sold thirty two of the forty-nine total units so far at Stratford Village, the vast majority to residents in their 50s, 60s and 70s without any school age children. I am contacting the one resident who does have a 14 year old child to get her position on this issue to make sure they are comfortable with this modification request.

Phase II units release and tripartite modification:

We would like to request a modification to the tripartite agreement and a release of the final 13 units in Phase II. The units we are seeking release are 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42 and 43.

Thank you for your attention to this request.

Sincerely,



Michael Staiti, Manager
Stratford Village, LLC