

**Board of Appeals  
Meeting Minutes  
Wednesday, March 13, 2024  
7:00 pm**

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In accordance with Chapter 40A of the Massachusetts General Laws and the Zoning Ordinances with the Town of Millbury, a public hearing was held on Wednesday, March 13, 2024 at 7:00 p.m. in the Millbury Senior Center and remotely through Zoom.us/download. The meeting was recorded and streamed by Millbury Public Access Cable Television. Chairman Ken Perro presided.

**Present:** Chairman Ken Perro, Dan Mezynski, Michael Georges, Adam Kobel, Harold Proodian, Derek McGovern, Robert Simmarano

7:00 p.m. Call to order

**Meeting Minutes**

Ken Perro entertained a motion to approve the meeting minutes of February 28, 2024.

Adam Kobel made a motion to approve the meeting minutes of February 28, 2024, Michael Georges seconded, roll call vote unanimously approved 7-0.

**7:05 p.m. Public Hearing Con't – 40B Comprehensive Permit  
17 Rice Road –SJV Investments**

Chairman Perro detailed the agenda items to be discussed.

James Venincasa, applicant, requested to the Board that the SJV Investment's site management team present to the Board information regarding similar projects and Chairman Perro agreed to the presentation.

Jen Michalik, representing Madison Management, provided a presentation detailing the current properties operations in regards to maintenance and leasing process.

James Tetreault, Azimuth Land Design, representing the applicant, provided the updated and review changes for the project including the existing tree conditions and the possible locations for future plantings. The plans indicate the relocated infiltration system in the front of the property from the existing trees.

Mr. Tetreault stated that following the meeting with the Fire Chief the revised plans include additional fire lanes and installation of retaining wall. The next revision of the plans will include the updated fire lanes and the relocation of the fire hydrants.

Adam Kobel inquired and Mr. Tetreault detailed the height and length of the proposed retaining wall.

Mr. Kobel inquired and Mr. Tetreault stated the widened access to the property will meet the fire standard codes due to the number of units proposed and sprinkler system in the buildings.

Michael Georges inquired and Mr. Venincasa stated that the updated number of parking spaces is 310 spots.

Town Planner McCormack stated that the updated documents have been received and he presented the detailed Planner comment letter to the Board. He stated that additional items are to be addressed.

David Glen, representing Stantec Engineering, provided the Board with the peer review comments on the project and the remaining items to be addressed.

Evan Drew, representing Stantec Engineering, provided the Board with the traffic study response review letter.

Chairman Perro inquired and Mr. Venincasa stated that the revised plans will detail the entrances in the rear of the building and the sidewalks to all building entrances.

Robert Garland, representing the Worcester Providence Railroad, attempted to provide comments to the Board remotely and there was sound issues. Chairman Perro requested and Mr. Garland confirmed that he will be in attendance at the next meeting.

Attorney Henry Lane, representing several abutters, inquired and Chairman Perro confirmed that he will be able to present the Powerpoint document at the next meeting. Attorney Lane and expressed concern regarding the agendas for the recent meetings.

Discussion ensued regarding the review of decreasing the density and size of the project with the Board and the applicant. Mr. Venincasa confirmed that they are moving forward with the application submitted.

Harold Proodian inquired and Mr. Venincasa stated that there is an option to review and discuss options in the proposed heights of the buildings.

Fran DeSimone, 1 Weldon Drive, expressed concern regarding the proposed waivers and the overall proposed project.

Steve Stearns, 12 Thomas Hill Road, expressed concern regarding the traffic studies and requested to receive clarification on the number of accidents in the proximately of the site.

Evan Drew, representing Stantec Engineering, stated that he will research and review any discrepancies with the accident counts detailed in the studies.

Scott Despres, 19 Water Street, expressed concern regarding the meeting process and the timeline of the public hearing for the project. He also expressed concern regarding the LIP agreement condition timelines and requested that offsite work be completed before construction.

Mr. Kobel inquired and Town Planner McCormack stated that the proposed sidewalk construction will not involve land taking and work will be within the Towns right of way.

Discussion ensued regarding the possibility of the property site visit at 11 Rice Road with the property owner. Also discussed was the opportunity to schedule a visit for the Board members to walk Rice Road and review the Roadway's current conditions.

Mr. Tetreault requested to continue the public hearing to the next meeting scheduled for March 27, 2024.

Adam Kobel made a motion to continue the public hearing to Wednesday, March 27, 2024,  
Harold Proodian seconded, roll call vote unanimously approved 7-0.

Adam Kobel made a motion to adjourn, seconded by Dan Mezynski, roll call vote unanimously approved 7-0. Meeting adjourned at 9:22 p.m.

Stephanie Collins, Millbury Board of Appeals Administrator  
Attest:

Ken Perro, Chairman

Daniel Mezynski, Vice Chairman

Michael Georges, Clerk

Harold Proodian

Adam Kobel

Derek McGovern, Alternate

Robert Simmarano, Alternate