

**MILLBURY PLANNING BOARD  
MINUTES  
March 25, 2024**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 25, 2024 at 7:00 p.m. in the Large Conference Room, Millbury Town Hall , 127 Elm Street, Millbury, MA, and also available through Zoom.us/download. The meeting was recorded and streamed by Millbury Public Access Cable Television. Chairman Richard Gosselin presided.

Present: Chairman Rich Gosselin, Paul Piktelis, Bruce DeVault, Fran DeSimone, Tony Ngo

**7:00 p.m. Public Hearing Con't – Multi-Family Special Permit  
51 West Main Street – Thomas Murphy**

Chairman Gosselin stated that the updated plan with the land surveyor stamp has been received in the Planning Department.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to approve waivers #1-7 as outlined in the Staff Recommended Conditions of Approval, dated March 22, 2024, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to approve the application for a Multi-family Special Permit for 51 West Main Street, subject to the conditions #1-12, as outlined in the Staff Recommended Conditions of Approval, dated March 22, 2024, Bruce DeVault seconded, voted unanimously.

**7:05 p.m. Public Hearing – Stormwater Management Permit  
6 Manor Road – Michael Rodriguez**

John Grenier, J.M. Grenier Associates, representing the applicant, stated that they are seeking a stormwater management permit for construction of a single family house. He stated that soil testing has been completed on the site. They have addressed Stantec comments and will install erosions controls throughout the site during construction.

Chairman Gosselin inquired and Mr. Grenier provided the location of the elevation details in the note section on the site plan.

Town Planner Conor McCormack stated that the drafted order of conditions includes the requirement of the applicant to address the pending Stantec review comments.

Fran DeSimone inquired and Mr. Grenier confirmed that the site has been surveyed and the erosion barriers will be installed within the property lines.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to approve the application for a Stormwater Management Permit for 6 Manor Road, subject to the conditions #1-12, as outlined in the Staff Recommended Conditions of Approval, dated March 22, 2024, Bruce DeVault seconded, voted unanimously.

**7:14 p.m. Public Hearing Con't – Zoning Map & Bylaw Amendment**

Chairman Gosselin stated that the topic for discussion at the meeting will be parking.

Steve Stearns, 12 Thomas Hill Road, stated that he was not able to retrieve the meeting documents on the Town webpage and he requested that the public hearing be continued to the next meeting once documentation is uploaded.

Town Planner McCormack corrected the link for the public hearing on the webpage.

Terry Burke Dotson, 20 Salo Terrace, requested that the Board continue the public hearing until the next meeting.

Paul Piktelis made a motion to continue the public hearing to April 22, 2024, Bruce DeVault seconded, voted unanimously.

#### **Other Business**

**Minutes** – Paul Piktelis made a motion to approve the minutes of February 26, 2024, Fran DeSimone seconded, voted unanimously.

Town Planner McCormack presented a request from the Central Mass. Regional Planning Commission (CMRPC) to provide a letter of support to CMRPC's grant application to review the town's subdivision regulations and develop model subdivision regulations to can be used by communities throughout the region. Mr. McCormack noted that this is just a letter of support and does not dictate or require any changes to the town's existing subdivision regulations. Mr. Piktelis made a motion to provide a letter of support, seconded by Mr. DeVault. Gosselin, Piktelis, DeVault, and Ngo in favor, DeSimone against. Motion approved.

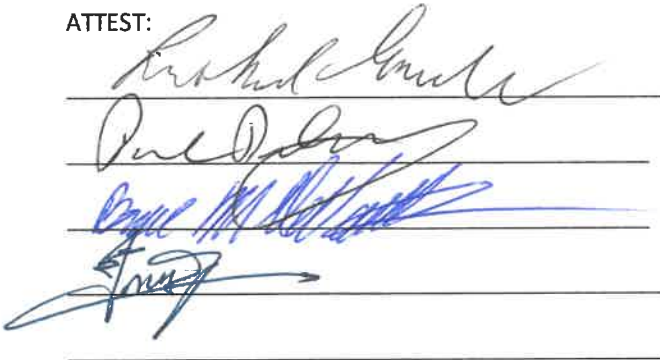
Town Planner McCormack provided department updates to the Board which included the date for the training session presented by the Town Clerks office and the recent Microsoft update for town email addresses.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.  
Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

Four handwritten signatures in blue ink are written over four horizontal lines. The signatures are cursive and stylized. The first signature is the longest and most elaborate, followed by three shorter signatures.

Millbury Planning Board

Date 4/22/24