

MILLBURY PLANNING BOARD
MINUTES
November 28, 2022

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 28, 2022 at 7:15 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, Terry Burke Dotson, Bruce DeVault, Fran DeSimone

**7:15 p.m. Public Hearing – Zoning Map Amendment
19 McCracken Road**

Dave Dellois, representing J.H. Lynch, presented the parcel in question, a single family house lot. The lot is 10 acres and is seeking to be rezoned from Residential-II to Industrial-I.

Chairman Gosselin inquired and Mr. Dellois stated that the land use will be for storage. The lot has ledge and has been requested to be rezoned to extend the existing Industrial-I zoning district to the south of the subject parcel, as well across the street.

Terry Burke Doston inquired and Mr. Dellois identified the abutters to the parcel on the plan.

Fran DeSimone inquired and Town Planner Conor McCormack stated the public hearing notice was mailed out and, if approved, the amendment will be on the warrant for the spring town meeting.

Mr. DeSimone inquired and Mr. Dellois confirmed that the lot is currently used for storage.

Larry McCarthy, representing J.H. Lynch, stated that the request is partially due to the lost frontage on Lynch's primary property on McCracken Rd, due to eminent domain takings from the MassDOT McCracken Rd project.

Mr. DeSimone inquired and Mr. McCarthy stated that there will be a gravel driveway at the site.

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

Ms. Dotson inquired and Mr. McCormack state that the motion be acceptable for the town meeting, Chairman Gosselin concurred. Mr. McCormack noted this amendment does not require a site plan.

Paul Piktelis made a motion to favorably recommend at Town Meeting the proposed Zoning Map Amendment for 19 McCracken Road, Bruce DeVault seconded, voted unanimously.

**7:32 p.m. Public Hearing – Sign Special Permit
108 Elm Street**

Megan Bradley, representing Sunshine Sign, detailed the sign permit application.

Chairman Gosselin inquired and Ms. Bradley confirmed the sign will be installed to the building over the sidewalk and not over the street, in compliance with the Town's bylaws.

Ms. Dotson inquired and Ms. Bradley confirmed that the sign will not be illuminated.

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

Paul Piktelis made a motion to approve a Sign Special Permit for 108 Elm Street, subject to conditions a-f outlined in the Notice of Decision, Bruce DeVault seconded, voted unanimously.

Mr. Piktelis inquired and Chairman Gosselin confirmed the process for amending the bylaws for sign permits.

Mr. McCormack stated that an applicant submits the application for special permit if the proposed sign will be installed over a public way.

Minutes

Paul Piktelis made a motion to approve the meeting minutes of October 24, 2022, as amended, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to approve the meeting minutes of November 14, 2022, Bruce DeVault seconded, voted unanimously.

Other Business

Ms. Dotson expressed concern over rain and drainage issues on Railroad Court. Ms. Dotson inquired and Mr. McCormack confirmed that there have been no roadway improvements within Canal Street.

Ms. Dotson inquired and Chairman Gosselin stated that he has not scheduled a meeting with the Board of Selectmen regarding the municipal lot.

Ms. Dotson requested to repeal Section 24 and 28 of the Zoning Bylaws, the Bramanville Village zoning district and the Adaptive Reuse Overlay district regulations. Ms. Dotson requested this be discussed at a future meeting.

Ms. Dotson informed the Board about the upcoming CMRPC forum on December 6, 2022.

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

Respectfully submitted,
Stephanie Collins

ATTEST:







