

MILLBURY PLANNING BOARD
MINUTES
March 27, 2023

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 27, 2023 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, Fran DeSimone, Bruce DeVault
Absent:

**7:15 p.m. Public Hearing – Stormwater Management Permit
86 South Oxford Road
Jacob Santon**

Stephen O'Connell, Turning Point Engineering, representing the applicant, presented the plan for the Stormwater Permit. The septic and well has been approved by the Board of Health. The applicant is proposing to install a catch basin in South Oxford Road in the lot and construct a swale in the front of the property as part of the stormwater management system. There will be a recharge chamber installed for roof runoff. They are awaiting the review letter from Stantec and are requesting a continuance.

Chairman Gosselin stated he would like to see datum references and the three Mass Plane coordinates on the plan.

Chairman Gosselin inquired and Mr. O'Connell confirmed that they have been speaking with the DPW department regarding the catch basin and the easement to the Town. They will still need to submit the easement documentation to the Town.

Terry Burke Dotson inquired and Mr. O'Connell confirmed that they filed the RDA application with the Conservation Commission due to the location of the drainpipe being within the 100' buffer of the wetlands on the adjacent property.

Mr. O'Connell stated that there will be erosion controls installed at the site.

Fran DeSimone inquired and Mr. O'Connell confirmed the details for the pipe to be installed for the catch basin.

Fran DeSimone made a motion to continue the public hearing to 7:15 pm on Monday, April 10, 2023, Bruce DeVault seconded, voted unanimously.

**7:33 p.m. Public Hearing – Zoning Bylaw Amendment – Citizen's Petition
Temporary Moratorium on Multi-Family Dwelling Special Permits**

Steve Sterns, 12 Thomas Hill Road, presented the citizen's petition to the Zoning Bylaws for the Spring Town Meeting.

Discussion ensued regarding the potential impacts to the Town.

Ms. Dotson stated that she endorses this citizen's petition brought to the Board for favorable recommendation.

Bruce DeVault and Paul Piktelis stated that they do not believe that this moratorium is the right avenue to address potential developments and concerns about multi-family housing.

Paul Piktelis made a motion to favorably recommend the proposed zing bylaw amendment to the Annual Town Meeting, Fran DeSimone seconded, voted unanimously.

**8:37 p.m. Partial Release of Covenant – Phase II
66 Park Hill Avenue – Clearview**

Steve O'Connell, representing the applicant, stated that the units 1-8 in Phase II have been bonded but that the release the Board voted on last year did not include those units. This was an administrative error on their end. The required paperwork has been submitted.

Paul Piktelis made a motion to approve the Partial Release of Covenant for Units 1-8 of Phase II of the development shown on the plan entitled "Clearview Open Space Community Definitive Plan, 66 Park Hill Avenue, Millbury, Massachusetts", dated March 20, 2020, last revised December 13, 2020, Bruce DeVault seconded, voted unanimously.

Other Business

Discussion on Bramanville Village Zoning District

Discussion ensued regarding the current zoning bylaws for the Bramanville Villange district.

Discussion ensued regarding the project on 150-152 West Main Street and the location of the front porches and the propane tanks. Conor McCormack, Town Planner, stated that the matter would be best addressed with the Building Inspector as it would be a zoning complaint.

Ms. Dotson stated that she would is in favor of the Bramanville Village zoning district removed or substantially amended. Mr. McCormack suggested that any proposed revisions to the Bramanville Village zoning district be included in discussions when the comprehensive zoning bylaw update is brought forward.

Minutes

Paul Piktelis made a motion to approve the meeting minutes of March 13, 2023, Bruce DeVault seconded, voted unanimously.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 9:33 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:




