

**MILLBURY PLANNING BOARD  
MINUTES  
May 22, 2023**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, May 22, 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, Bruce DeVault, Fran DeSimone, Tony Ngo  
Absent: Paul Piktelis

**7:15 p.m. 3 & 7 Colton Road Solar – Decommissioning Bond**

Conor McCormack detailed the purpose of the decommissioning bond.

Bruce DeVault made a motion to approve the demolition and removal bonds for 3 and 7 Colton Road, as required in the Notices of Decisions, dated June 10, 2019 and May 13, 2029, respectively, Fran DeSimone seconded, voted unanimously.

**7:21 p.m. ANR – 417 Greenwood Street**

David Perkins, 417 Greenwood Street, presented the proposed ANR plan to the Board.

Chairman Gosselin inquired and Mr. Perkins confirmed there are three monuments with coordinates indicated on the site plan.

Fran DeSimone inquired and Mr. Perkins confirmed that he is separating the lots.

Bruce DeVault made a motion to endorse the ANR Plan entitled “Plan of Land Located at 417 Greenwood Street, Millbury, MA”, dated May 3, 2023, prepared by New England Environmental Design, LLC., Fran DeSimone seconded, voted unanimously.

**Other Business**

**Minutes**

Bruce DeVault made a motion to approve the meeting minutes of May 8, 2023, Fran DeSimone seconded, voted unanimously.

Conor McCormack stated that the Board did not nominate a representative for the Earth Removal Board. Chairman Gosselin nominated Bruce DeVault for the Earth Removal Board representative, no other nominations. Mr. DeVault was designated the Board’s representative.

Mr. McCormack requested the Board support the use of 12 Local Planning Assistance House allotted for CMRPC for a Planning Assistance Grant, should the grant be awarded.

Bruce DeVault made a motion to approve the use of 12 Local Planning Assistance Hours for an application to the Planning Assistance Grant Program, Fran DeSimone seconded, voted unanimously.

Discussion ensued regarding updating the zoning bylaws and the timeframe on the multi-family moratorium.



Steve Stearns, 12 Thomas Hill Road, expressed concern regarding the urgency of the timeframe of the updates.

Mr. McCormack stated that he has been in contact with Barrett Planning and expressed the need for the update to encompass all three areas within the bylaws to be updated.

Bruce DeVault made a motion to adjourn, seconded by Fran DeSimone, voted unanimously.  
Meeting adjourned at 8:05 p.m.

Respectfully submitted,  
Stephanie Collins

ATTEST:

  
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