

MILLBURY PLANNING BOARD
MINUTES
June 12, 2023

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 12, 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, Paul Piktelis

7:15 p.m. 86 S. Oxford Rd – Minor Modification – Stormwater Management Permit
Jacob Santon

Conor McCormack stated that the modification requested by the applicant is to change the condition pertaining to the easement to be prior to occupancy rather than construction.

Terry Burke Dotson, 20 Salo Terrace, inquired and Jacob Santon, property owner, replied that erosion controls are in place on the property.

Paul Piktelis made a motion to approve the minor modification to amend condition 7.E.i to be “prior to an occupancy permit”, Bruce DeVault seconded, voted unanimously.

7:21 p.m. 55 Sycamore Street – Site Plan Review & Stormwater Management Permit

Tom Corbett, representing Zero Point Development, presented the updates to the site plan.

Discussion ensued regarding noise levels from the battery storage units.

Mr. Corbett stated that the Applicant is open to pre- and post-sound testing being conducted at the site.

Chairman Gosselin recommended planting to mitigate the potential sound at the site.

Discussion ensued regarding fire safety with the systems.

Chairman Gosselin inquired and Mr. Corbett stated that the estimated response time in the event of a fire is within an hour and there is an emergency response plan included in the application submission.

Chairman Gosselin recommended continuing the public hearing so that the Board can receive an additional comment letter from the Fire Chief.

Several abutters expressed concern regarding the maintenance schedule, noise levels and concern over potential gas emission in the event of a fire event.

Chairman Gosselin requested the Board receive a comment letter from the Fire Chief on this application.

Paul Piktelis made a motion to continue the public hearing to Monday, July 10, 2023 at 7:15 p.m., Bruce DeVault seconded, voted unanimously.

9:08 p.m. 82 Elmwood Street, Lot 12 – Stormwater Permit

Karen Keegan, representing Allen Engineering, presented the application to the Board. The applicant is constructing a single family house. They have received approval from the Board of Health and the Conservation Commission. New materials were submitted to the Board earlier in the day and have not been adequately reviewed by staff.

Chairman Gosselin requested updated plans to reflect the contours a 1' and coordinates at three property corners. Ms. Keegan requested the Board consider an additional meeting in June to continue the public hearing.

Paul Piktelis made a motion to continue the public hearing to Monday, July 10, 2023 at 7:20 p.m., Bruce DeVault seconded, voted unanimously.

9:19 p.m. 84 Elmwood Street, Lot 11 – Stormwater Permit

Karen Keegan, Allen Engineering, presented the application to the Board. The applicant is constructing a single family house. They have received approval from the Board of Health and the Conservation Commission.

Paul Piktelis made a motion to continue the public hearing to Monday, July 10, 2023 at 7:25 p.m., Bruce DeVault seconded, voted unanimously.

Ms. Keegan made a request to the Board for a special meeting to come back before the Board prior to the end of June. The Board discussed and were amendable to meeting on June 26th.

Paul Piktelis made a motion to amend the motions to continue for 82 & 84 Elmwood Street to Monday, June 26, 2023 at 7pm, Bruce DeVault seconded, voted unanimously.

9:27 p.m. 173 North Main Street – Stormwater Permit

Paul Lawson, representing Aquarion Water, presented the application to the Board.

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

Paul Piktelis made a motion to grant the waivers as outlined in the Notice of Decision, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to GRANT the Notice of Decision for a Post-Construction Stormwater Management permit for 173 North Main Street, subject to conditions A through L, Bruce DeVault seconded, voted unanimously.

9:32 p.m. 2 Beach Street - ANR

Brennan Salo, representing Salo Construction, presented the ANR plan to the Board to create two lots. Discussion ensued regarding the dimensional requirements in the Bramanville zoning district and project at 150-152 West Main Street.

Ms. Dotson, 20 Salo Terrace, expressed her concern about the project.

Paul Piktelis made a motion to endorse the ANR Plan entitled "Plan of Land in Millbury, MA", dated 5/15/23, last revised 5/23/23, prepared by Blackstone Valley Mapping & Consulting, Bruce DeVault seconded, Paul Piktelis, Bruce DeVault and Tony Ngo in favor, Richard Gosselin and Fran DeSimone opposed, voted 3-2.

Other Business

Minutes

Paul Piktelis made a motion to approve the meeting minutes of May 23, 2023, Bruce DeVault seconded, voted unanimously.

Chairman Gosselin inquired about the zoning recodification effort. Mr. McCormack stated that he has been in contact with Barrett Planning Group on getting a first draft prepared for public review. The Board expressed a desire for this project to move forward expeditiously.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 10:07 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:





