

**MILLBURY PLANNING BOARD  
MINUTES  
July 10, 2023**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, July 10, 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](https://zoom.us/j/9876543210). 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. Public Hearing Con't - Site Plan Review & Stormwater Management Permit  
55 Sycamore Street**

Planning Director Conor McCormack stated that the applicant requested a continuance until the August 14, 2023 meeting.

Paul Piktelis made a motion to continue the public hearing to Monday, August 14, 2023 at 7:15 p.m., Bruce DeVault seconded, voted unanimously.

**7:17 p.m. Public Hearing Con't - Stormwater Management Permit  
82 Elmwood Street, Lot 12**

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 close the public hearing, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to approve the Notice of Decision for a Stormwater Management Permit for 82 Elmwood Street, subject to conditions A-M, Bruce DeVault seconded, voted unanimously.

**7:20 p.m. Public Hearing Con't - Stormwater Management Permit  
84 Elmwood Street, Lot 11**

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 close the public hearing, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to approve the Notice of Decision for a Stormwater Management Permit for 82 Elmwood Street, subject to conditions A-M, Bruce DeVault seconded, voted unanimously.

**7:23 p.m. 1497 Grafton Road– Major Modification – Site Plan Approval and Stormwater Management Permit  
Parklund Place**

After a brief introduction and discussion of the modification for an extension of time, it was noted that the public hearing was scheduled for the August 14, 2023 meeting and that this project should not have been on the agenda. Mr. McCormack advised that the Board should hold off on further deliberations and wait to open the public hearing at the meeting on August 14<sup>th</sup>. Mr. McCormack confirmed that the lapse date of the current permit goes beyond the August 14<sup>th</sup> meeting date.

**7:34 p.m. 98 West Main Street – Minor Modification – Special Permit  
Ed Cooney**

Mr. McCormack stated that the modification is to update the special permit to include construction of garage with living space above and expansion of parking spaces.

Chairman Gosselin inquired and Mr. Cooney stated that the construction is for a garage and living space above the garage. It will be an expansion of an existing dwelling unit, not a new dwelling unit.

Paul Piktelis made a motion approve a minor modification for the May 28, 2004 Special Permit to allow the construction of a 3-car garage and additional living space within an existing unit of the building, Bruce DeVault seconded, voted unanimously.

**7:40 p.m. 66 Park Hill Ave - Partial Release of Covenant  
Eastland Partners**

Steve O'Connell, representing Eastland Partners, stated the request for a unit release for Phase III. They provided the requisite documentation to the Planning Department. McCormack noted that the Board had not yet received an estimate for the bond for Phase III and that the Board could motion to approve the partial release of covenant, subject to receiving a Opinion of Probable Cost from Stantec.

Fran DeSimone inquired and Mr. O'Connell stated the installation of the fire hydrant is awaiting gas company confirmation and the estimated timeframe is early fall of 2023.

The Board reviewed the intersection improvements at Park Hill Ave and Martin Street. Mr. O'Connell noted that he has ran a turning analysis on the intersections and the design should work.

Paul Piktelis made a motion to approve the partial release of covenant for Phase III, including units 9-36 & 121-122, of the Clearview Terrace Open Space Community, subject to a revised Opinion of Probable Cost from the Planning Board's Peer Review Engineer, Bruce DeVault seconded, voted unanimously.

**Other Business**

The Board discussed various issues and efforts related to the zoning bylaws revisions. Steve Stearns, 12 Thomas Hill Road, commented that he would like to see progress made on multi-family zoning updates.

Mr. DeSimone inquired and a brief discussion ensued regarding the off-site affordable units that were required from the 19 Canal Apartment project.

Minutes – Paul Piktelis made a motion to approve the meeting minutes of June 12, 2023, Bruce DeVault seconded, voted unanimously.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.  
Meeting adjourned at 8:13 p.m.

Respectfully submitted,  
Stephanie Collins

ATTEST:



The block contains five horizontal lines, each with a blue ink signature written over it. The signatures are cursive and vary in style. The first signature is the most legible, appearing to be 'Paul Piktelis'. The second signature is also somewhat legible, possibly 'Bruce DeVault'. The third, fourth, and fifth signatures are more stylized and difficult to decipher.