

**MILLBURY PLANNING BOARD  
MINUTES  
September 11, 2023**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, September 11, 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, Bruce DeVault, Fran DeSimone, Tony Ngo

**7:15 p.m. Acting Town Manager – Karyn Clark**

Karyn Clark, Acting Town Manager, introduced herself to the Board.

**7:20 p.m. Public Hearing Con't - Site Plan Review & Stormwater Management Permit  
55 Sycamore Street**

Tom Corbett, representing Zero Point Development, updated the Board on the completed sound report that prepared by Marc Wallace, Tech Environmental. He explained that they met with the Fire Chief and received the Fire Department's comment letter. The plan with the updated turning radius was submitted and approved by the Fire Department.

Marc Wallace, representing Tech Environmental, presented the completed sound study. The noise level was based on the manufacturer specifications and evaluated based on the lowest ambient conditions recorded over a week period.

Discussion ensued regarding the effects of vegetation on the sound monitoring. Mr. Wallace noted they assume no vegetation in their modeling so any vegetation on site would help attenuate sound.

Discussion ensued regarding the current LLC ownership and future potential owners of the site. Mr. Corbett detailed the relationship with the current owner and investor of the property.

Paul Piktelis inquired and Mr. Corbett stated that if the ownership changed the new owner would be required to comply with the approval order of conditions for the project.

Mr. Piktelis inquired and Mr. Corbett stated that if the updated Emergency Response Plan is not updated as specified, the Fire Department has the authority to shut down the project.

Several abutters expressed concern regarding the sound which potentially be caused due to the project.

Chairman Gosselin inquired and Mr. Corbett stated that the lifecycle of the cells is an estimated fifteen years. Mr. Corbett stated that once the lifecycle has been completed, the containers would be removed from the site and noted that each unit is delivered/removed by crane as one piece.

Chairman Gosselin inquired and Planning Director McCormack indicated that the requests in Fire Department's comment letter are included in the conditions of approval for the project.

Resident from 5 Sullivan Place inquired and Mr. Corbett stated that there will be a total of eight containers onsite.

Discussion ensued with several abutters to the project regarding maintenance, onsite cleaning and rodent control for the site.

Bruce DeVault made a motion to close the public hearing, Paul Piktelis seconded, Richard Gosselin, Paul Piktelis, Bruce DeVault and Tony Ngo voted in favor, Fran DeSimone opposed, vote 4-1.

Additional Board discussion ensued after the public hearing was closed regarding the merits of the project.

Paul Piktelis made a motion to approve the Site Plan Review and Stormwater Management Permit for 55 Sycamore Street, subject to conditions A-T; The Notice of Decision, Bruce DeVault seconded, Paul Piktelis, Bruce DeVault and Tony Ngo voted in favor, Richard Gosselin and Fran DeSimone opposed, vote 3-2.

Additional commentary was made by members of the public after the public hearing had closed.

#### **Other Business**

##### Minutes

Paul Piktelis made a motion to approve the meeting minutes of August 14, 2023, Bruce DeVault seconded, voted unanimously.

##### Associate Member Discussion

Mr. McCormack noted that the Board received a letter of intent for the Associate Member position of the Planning Board. He gave a brief overview of the position.

Christine Pugliese-Savage stated to the Board that she is withdrawing her application as Associate Member.

Planning Director McCormack updated the Board on the Housing Production Plan grant recently received.

Chairman Gosselin inquired about the status of the zoning updates. Planning Director McCormack noted the public hearing process will be scheduled ahead of the spring town meeting.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.  
Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

  
  
  
