

MILLBURY PLANNING BOARD
MINUTES
October 23, 2023

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MILLBURY, MASS.

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 23, 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. Public Hearing – Multifamily Special Permit
24 Burbank St – Ed Stanton**

Planning Director Conor McCormack stated that the office received an email from the applicant requesting the public hearing be continued until the November 13, 2023 meeting.

Paul Piktelis made a motion to continue the public hearing to November 13, 2023 at 7:15 p.m., Bruce DeVault seconded, voted unanimously.

**7:20 p.m. Public Hearing – Definitive Subdivision
Alstead Path -**

James Tetreault, Azimuth Land Design, LLC, representing the applicant, presented the proposed project to the Board. The applicant is seeking approval to extend the roadway to the property. They indicated that the wetland areas have been flagged. They have submitted the waiver request letter.

Paul Piktelis inquired and Mr. Tetreault detailed the existing lots and the request is for the legal frontage access.

Fran DeSimone stated that he performed a site visit and expressed concerns on the current condition of the roadway. Mr. DeSimone questioned the mention of the Dover Amendment in the application package. Mr. McCormack replied that the Dover Amendment was not applicable to the Definitive Subdivision and only concerned what might be constructed on the lot.

Mr. McCormack stated that the application is to provide frontage for a lot to be buildable and the current bylaw states that a 50 feet minimum frontage is required.

Bruce DeVault inquired and Mr. Tetreault stated that they have received an Order of Conditions from the Conservation Commission.

Chairman Gosselin stated the requirement of monuments detailed on the plan, the minimum of three datum references and 1-foot contours should be shown on the updated plans.

Terry Burke Dotson, 20 Salo Terrace, expressed concerns about approving a definitive frontage subdivision.

Jeremy Piscitelli, 2 Sutton Street, expressed concerns regarding increased traffic and roadway safety.

Steve Stearns, 12 Thomas Hill Road, expressed concerns about granting waivers.

Mr. Tetreault requested that the Board continue the public hearing to the next scheduled meeting.

Paul Piktelis made a motion to continue the public hearing to November 13, 2023 at 7:15p.m., Bruce DeVault seconded, voted unanimously.

8:02 p.m. ANR – 1-7 Leblanc Drive

Bryon Andrews, representing the applicant presented the ANR plan to the Board. They are separating parcel A. They have received a variance from the Board of Appeals.

Discussion ensued regarding the use of the property.

Jacques LeBlanc, 7 LeBlanc Drive, stated that the property is only used for recreation purposes for his family and an area for his boat trailer.

Paul Piktelis made a motion to endorse the ANR plan entitled "Division of Land of 1 & 7 LeBlanc Drive in Millbury, MA", dated June 13, 2023, last revised October 23, 2023, Bruce DeVault seconded, voted unanimously.

**8:11 p.m. Performance Guarantee & Release of Covenant
Autumn Gates Estates Phase II**

Mr. McCormack stated that the developer for Autumn Gates Estates Phase II is seeking to secure the subdivision with a surety bond and to release the covenant. Town Counsel has reviewed the performance agreement.

Paul Piktelis made a motion to approve the Performance Agreement and Release of Covenant for the Autumn Gates Estate Phase II Definitive Subdivision, subject to receipt and staff review and approval of the surety performance bond in the amount provided by the Board's Peer Review Engineer, Bruce DeVault seconded, voted unanimously.

Other Business

Minutes

Paul Piktelis made a motion to approve the meeting minutes of September 25, 2023, Bruce DeVault seconded, voted unanimously.

Planning Director Updates

Mr. McCormack informed the Board of upcoming training sessions for Town Boards and Committees.

Mr. McCormack noted that the hearing for the appeal of 55 Sycamore Site Plan Review has been continued to a later date.

Colton Road Definitive Subdivision Extension

The Developer is closing out the project and has requested to omit the streetlight in the cul de sac. They stated that the abutters to the project did not want the light installed.

Paul Piktelis recommended that the developer draft a letter from the abutters stating that they are in agreement to exclude the lighting.

Zoning Recodification Update

Mr. McCormack informed the Board that the zoning recodification public hearing is scheduled for November 27, 2023. All information relative to the hearing will be provided and the legal ads will be published.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 8:28 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:





