

**MILLBURY PLANNING BOARD  
MINUTES  
November 13, 2023**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 13, 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 Con't – Multifamily Special Permit  
24 Burbank St – Ed Stanton**

Paul Piktelis made a motion to continue the public hearing to November 27, 2023 at 7:15 p.m., Bruce DeVault seconded, voted unanimously.

**7:20 p.m. Public Hearing Con't– Definitive Subdivision  
Alstead Path – Saint Jane Francis Homes, LLC**

Paul Piktelis made a motion to continue the public hearing to November 27, 2023 at 7:20p.m., Bruce DeVault seconded, voted unanimously.

**Other Business**

Minutes

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

2024 Meeting Schedule

Mr. McCormack presented the proposed 2024 meeting schedule to the Board and suggested the Board move to a 7:00pm start time next year. The Board was amenable to the proposed schedule and change in start time. Staff will update the schedule and posted appropriately.

Board of Appeals Comprehensive Permit Application 17 Rice Road

Mr. McCormack advised the Board in regards to the Zoning Board of Appeals (BOA) Comprehensive Permit application for 17 Rice Road. He noted that the Board may provide comments to the BOA as part of the public hearing process.

Discussion ensued among the Board regarding comments to provide to the BOA regarding the project. Mr. McCormack suggested and the Board agreed that they could provide comments individually ahead of the BOA public hearing and staff will collate and forward the BOA.

Terry Dotson, 20 Salo Terrace, commented on several issues she has with the proposed project and the previously denied Planning Board project.

Other Planning Director Updates

Mr. McCormack informed the Board of upcoming training sessions for Town Boards and Committees scheduled for December 14, 2023.

Mr. McCormack noted that the court has denied the temporary injunction on October 26, 2023 for the abutter's appeal of the Board's 55 Sycamore Site Plan Review approval. He will continue to provide updates to the Board.

Chairman Gosselin inquired and Mr. McCormack stated he research who is responsible for the flood plans and also update the zoning bylaw booklet to include the program individual.

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TOWN CLERK  
2023 NOV 28 PM 2:56  
MILLBURY, MASS.

Steve Stearns, 12 Thomas Hill Road, noted that the proposed zoning map for the Board's public hearing next week appears to be an incorrect version. Mr. McCormack stated that will be updated as soon as possible.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.  
Meeting adjourned at 7:58 p.m.

Respectfully submitted,  
Stephanie Collins

ATTEST:



Four handwritten signatures are written over four horizontal lines. The signatures are: 1. A cursive signature that appears to be "Paul Piktelis". 2. A cursive signature that appears to be "Bruce DeVault". 3. A cursive signature that appears to be "Robert Throckmorton". 4. A cursive signature that appears to be "Francis P. Delmonico".