

**MILLBURY PLANNING BOARD
MINUTES
October 24, 2022**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, October 24, 2022 at 7:15 p.m. in the Millbury Senior Center, River 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, Terry Burke Dotson, Bruce DeVault, Fran DeSimone

**7:15 p.m. Public Hearing Con't – Register Marijuana Dispensary Special Permit
11 McCracken Road, Unit C
JMK Gardening**

James Valeriani, Attorney representing the applicant, updated the Board regarding revisions submitted, the stamped site plan, and additional detail for the requested waivers.

Chairman Gosselin addressed the AAA comment letter received.

Gary Gover, property owner, stated that the parking lot located in the front of the building will be for the customers of Wonderland and not the other tenants of the building.

It was noted that the designated parking was moved from the north side of the building to the open gravel lot and will be for employee parking only.

Terry Burke Dotson expressed concern that the paperwork and plans were not submitted within the meeting deadlines.

Fran DeSimone requested to receive updated plans that detail the complete building and parking for all tenants.

Conor McCormack, Town Planner, stated that it was discussed at the previous meeting and that a survey plan of the leased area should be sufficient for the Board.

Mr. Valeriani stated that the applicant will update the plans to indicate the AAA Northeast parking location and submit to the Planning Department.

Mr. DeVault disagreed with the necessity of the request to show the other tenant's parking spaces and complete building.

Olivia Torocco commented that the Fire Chief expressed that he did not want a gate along the north side of the building. She also noted the Police Chief accepted the proposed plan as written.

Mr. Piktelis inquired and Chairman Gosselin confirmed that chain link fencing will be installed.

Julie Barrett, AAA Northeast, detailed the public comment letter she had submitted. She requested confirmation, in writing, the location for the 20 vehicles for the parking. She expressed concern regarding AAA's access into their primary garage, potential cross traffic, and the regulations from the state regarding a cash/credit POS for the dispensary.

Chairman Gosselin asked about trucks being able to get into the garage. Ms. Barrett noted they drive straight into the garage, questioning the affect parking spaces might have on that garage entrance.

Chairman Gosselin inquired and Mr. Valeriani stated that the State site work would not affect the entrance to the property.

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Mr. McCormack detailed the requested waivers. He explained one of the waivers, noting that should it be necessary, within one year of occupancy, the town would have the option to require a right turn only sign be installed at the exit of the site driveway for Wonderland customers only.

Mike St. Onge, Applicant, detailed the delay on the revised plans. Chairman Gosselin requested clarification on the parking lines on the site plan where the location of the AAA parking will be.

Ms. Barrett expressed concern regarding the right turn only requirement for AAA's business.

Paul Piktelis made a motion to continue the public hearing to 7:15 p.m. on November 14, 2022, Bruce DeVault seconded, voted unanimously.

8:17 p.m. Public Hearing – Proposed Amendment to Zoning Bylaw

Ms. Dotson inquired as to who discussed the change on the zoning bylaw presented to the Board and Mr. McCormack stated that it was discussed at the previous meeting between all the board members and that the proposed amendment came from the Planning Board.

Mr. DeVault noted that he brought up at the last meeting.

Mr. DeSimone inquired and McCormack confirmed that this change would only affect one- and two-family buildings on one lot.

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

Paul Piktelis made a motion to favorably recommend the proposed Zoning Bylaw amendment, Bruce DeVault seconded, voted unanimously.

Other Business

ANR – 88 South Oxford Road

Mr. McCormack referred to the email received from the applicant requesting a continuance to the next meeting on November 14, 2022.

All other business not reasonably anticipated to be discussed

19 Canal Street multi-family - Ms. Dotson inquired and Mr. McCormack stated that the faux window panels will be installed prior to completion of the approved project and the fencing along Railroad Court will include privacy slats.

Ms. Dotson inquired and Mr. McCormack stated he was not aware of a scheduled meeting with the Board of Selectmen regarding the Downtown Phase II project. Ms. Dotson stated that she will have a conversation with the Chair of the Board of Selectmen regarding a future meeting for the Downtown project.

8:25 p.m. Minutes

Paul Piktelis made a motion to approve the minutes of September 26, 2022, as amended, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to adjourn, seconded by Bruce DeVault, voted unanimously.
Meeting adjourned at 8:30 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:

Francis P. Dolan
Francis P. Dolan
Vicki L. Gundy
Dana M. Dolan
Dana M. Dolan