

**MILLBURY PLANNING BOARD
MINUTES
November 14, 2022**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 14, 2022 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, 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**

Mike St. Onge, representing JMK Gardening, updated the Board regarding the revised plans were submitted and that they have addressed all pending issues.

Chairman Gosselin stated that both the Police Chief and Fire Chief letters regarding the gate have been received.

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

Paul Piktelis made a motion to grant waivers for items 7a-g in the Notice of Decision, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to grant a Special Permit for a Registered Marijuana Dispensary, Special Permit for a Route 146 Highway Overlay District Special Permit and Site Plan Approval to the Wonderland Cannabis Company, property located at 11 McCracken Road, Unit C, subject conditions 9a-d, Bruce DeVault seconded, voted unanimously.

7:21 p.m. ANR – 88 South Oxford Road

Travis Brown, representing Turning Point Engineering, detailed the ANR plan for the Board.

Paul Piktelis made a motion to endorse the plan entitled "Division of Land of 88 South Oxford Road in Millbury, MA", dated November 8, 2022, prepared by Turning Point Engineering, Bruce DeVault seconded, voted unanimously.

Terry Burke Dotson inquired and Mr. Brown stated that there are wetlands on the site and he is not aware of the depth of the pond but that it is likely quite shallow.

Fran DeSimone inquired and Conor McCormack stated that it is named Stone Brook.

Mr. DeSimone inquired and Mr. Brown confirmed that there will be two developable lots on the site.

Other Business

Ms. Dotson informed the Board about the upcoming CMRPC forum on December 6, 2022.

Ms. Dotson inquired and Mr. Gosselin stated that he is not aware of a scheduled meeting with the Board of Selectmen regarding the municipal parking lot project.

Paul Piktelis made a motion to adjourn, seconded by Bruce DeVault, voted unanimously.
Meeting adjourned at 7:37 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:

Francis A. Simone
Jerry Beebe Dotson
Shirley A. Dotson
Bancroft M. Dotson
Paul J. Dotson