

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

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 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, Terry Burke Dotson, Fran DeSimone, Bruce DeVault
Absent:

**7:33 p.m. Public Hearing – Site Plan Review & Stormwater Management Permit
55 Sycamore Street
Tom Corbett/ZPB 2020-020 LLC**

Bruce DeVault opened the public hearing.

Tom Corbett, representing ZPB 2020-020 LLC, detailed the proposed project to the Board. They have received the Planning and Stantec comment letters and will be updating the plans to address comments.

Jack Deninger, Civil Engineer, representing ZPB 2020-020 LLC, detailed the proposed stormwater management system for the site. Mr. Deninger noted the system will maintain the existing stormwater flow on the property. A yard drain will collect stormwater from the project site and discharge into a detention basin. He also noted they are complying with Massachusetts Stormwater Standards and will be installing additional erosion controls onsite.

Chairman Gosselin requested all corners pinned and drill holes to be indicated on the updated site plans.

Chairman Gosselin inquired and Mr. Deninger stated that the slope of the driveway will exceed eight percent. Chairman Gosselin expressed concerns regarding water flow and requested that the area with the fifteen percent slope be redesigned and include paving.

Bruce DeVault inquired and Mr. Corbett detailed the design of the containers to be installed onsite. Discussion ensued regarding the construction and composition of the battery storage units and the clean energy process.

Fran DeSimone inquired and Mr. Corbett stated that the house will remain on the property and the kennel will be removed.

Discussion ensued regarding noise levels and privacy. The applicant stated that there will be privacy fencing installed. Mr. DeSimone inquired and Mr. McCormack stated that a 7' mesh fence is proposed. Staff would like to see an 8' fence with a black vinyl coating proposed instead.

Discussion ensued regarding fire testing of the system to be installed. The applicant stated that they are awaiting additional comments from the Fire Chief. They are working with the Fire Department and the Town regarding installation of a fire hydrant near the property.

Denise Sliwoski, 28 Sullivan Place, expressed concern regarding the potential noise level from the project and inquired if blasting will be performed on the property.

Mr. Corbett stated that analysis of the project site has been completed, there will be no blasting or increased traffic impacts to that area. He stated that they will provide a noise report for the next Planning Board meeting.

Christine Pugliese-Savage, 25 Sullivan Place, expressed concerns regarding the current condition at the site, water issues, traffic concerns and the battery storage system's undetermined future noise impacts.

Steve Sterns, 12 Thomas Hill Road, expressed concerns regarding the proposed project including the ability for fire equipment to obtain access to the site and location of snow removal.

Paul Piktelis made a motion to continue the public hearing to 7:15 pm on Monday, April 10, 2023, Bruce DeVault seconded, voted unanimously.

**9:00 p.m. Planning Board Recommendation to Board of Selectmen
Public Road Acceptance -**

Mr. McCormack stated to the Board that this recommendation was presented in spring of 2022 and voted favorably to be forwarded to the Board of Selectmen. The public road acceptance was approved at the 2022 Annual Town Meeting (ATM) and, due to an issue with the deed transfer, this recommendation will be re-presented at the 2023 ATM.

Paul Piktelis made a motion to recommend that the Board of Selectmen approve the layout for Hilltop Drive Extension, as shown on a plan entitled "Road Acceptance Plan Prepared for Stephanie J. Adams, Mark R. Sadowski, Hilltop Drive, Millbury, Massachusetts", prepared by Jarvis Land Survey, Inc., dated July 1, 2018, Bruce DeVault seconded, voted unanimously.

Other Business

Discussion on Bramanville Village Zoning District

Discussion ensued regarding the current zoning bylaws for the Bramanville Villange district. Chairman Gosselin inquired and Mr. McCormack stated that he will confirm the setbacks in regards to porches.

Ms. Dotson inquired and Mr. McCormack confirmed that the current Town of Millbury zoning map is on the Town's website. Staff will include the map in the Board's materials for next meeting.

Minutes

Paul Piktelis made a motion to approve the meeting minutes of February 13, 2023, Bruce DeVault seconded, voted unanimously.

Discussion ensued regarding the public hearing scheduled for Monday, March 27th for the citizen's petition for a temporary moratorium on multi-family dwelling special permits. Mr. DeSimone inquired and Mr. McCormack confirmed that he will review the request to have town counsel at the meeting with the Town Manager. Ms. Dotson also expressed the request be presented to the Town Manager.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:





