

**MILLBURY PLANNING BOARD
MINUTES
April 10, 2023**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, April 10, 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:

**7:15 p.m. Public Hearing Con't – Site Plan Review & Stormwater Management Permit
55 Sycamore Street – ZPB 2020-020 LLC**

Chairman Gosselin stated that the applicant requested a continuance until the April 24th meeting.

Paul Piktelis made a motion to continue the public hearing to 7:15 p.m. on Monday, April 24, 2023, Bruce DeVault seconded, voted unanimously.

**7:18 p.m. Public Hearing Con't – Stormwater Management Permit
86 South Oxford Road
Jacob Santon**

Travis Brown, Turning Point Engineering, representing the applicant, presented the updated plan for the Stormwater Permit. They have addressed the Stantec comments received. They are requested an additional waiver for the project.

Terry Burke Dotson expressed concern regarding the deadline for submitting meeting materials. She requested that the meeting be continued until April 24, 2023.

Chairman Gosselin inquired and Mr. Brown stated that the DPW department has review and is amenable to the drainage system and easement on the roadway.

Discussion ensued regarding the applicant's waiver requests.

Fran DeSimone inquired and Mr. Brown confirmed that the DPW has reviewed and accepted the catch basin design.

Conor McCormack detailed the Notice of Decision drafted for the project.

Paul Piktelis made a motion to continue the public hearing to Monday, April 24, 2023, Bruce DeVault seconded, voted unanimously.

**7:40 p.m. Public Hearing – Stormwater Management Permit
31 Tainter Hill Road – Lincoln Bordeaux**

Mikael Lassila, Tauper Land Survey, representing the applicant, presented the stormwater management application. The site previously had a barn that has been demolished. They are seeking the permit to construct a duplex building with associated parking. The total site disturbance is 6,182 square feet.

Discussion ensued regarding the waiver requests for the project.

Mr. DeSimone inquired regarding the Negative Determination of Applicability from the Conservation Commission. Mr. Lassila stated they received a Negative Determination in 2021 and have submitted for a Notice of Intent to the Conservation Commission for this project.

Mr. McCormack confirmed that the Negative Determination of Applicability was relative to the request to demolish the barn in 2021.

Chairman Gosselin expressed concern regarding plan reference without the book and page number and the requirement of monuments on the plan.

Chairman Gosselin inquired and Mr. Lassila confirmed that new flagging was completed on the property and noted on the site plan.

Chairman Gosselin requested to receive the updated site plans to include a separate existing conditions plan and an additional plan detailing the proposed construction.

Chairman Gosselin inquired and Mr. Lassila confirmed that the Shopping Plaza owners are responsible for the drainage pipe across Tainter Hill Road and there is currently an easement on the property.

Discussion ensued regarding the easement and the responsible party and Mr. McCormack confirmed that the responsible party is the Shopping Center and not the Town. Mr. McCormack will research to confirm.

Ms. Dotson reviewed the Stantec comment letter to the Board.

Chairman Gosselin inquired and Mr. Lassila confirmed that the structure will be a split level with a four foot foundation and the deck will be elevated.

Paul Piktelis made a motion to continue the public hearing to 7:25 p.m. on Monday, April 24, 2023, Bruce DeVault seconded, voted unanimously.

8:19 p.m. Public Hearing — Sign Special Permit
248 North Main Street – Mike Lynch Enterprises, LLC

Bob Rochon, Creative Signs, representing the applicant, presented the sign special permit application. This is a sign replacement project.

Mr. McCormack detailed the sign bylaws for the Board.

Chairman Gosselin inquired and Mr. Rochon confirmed the sign will be a self-adjusting illuminated sign and will follow the International Sign Association requirements for brightness.

Mr. Piktelis inquired and Mr. Rochon confirmed the proposed sign will be on a timer and possibly have a shut off at 10 or 11:00 p.m.

Chairman Gosselin inquired and Mr. Rochon confirmed that it will be a LED sign.

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

Paul Piktelis made a motion to grant the Notice of Decision for a Sign Special Permit for 248 North Main Street, subject conditions A through G, Bruce DeVault seconded, voted unanimously.

Other Business

Minutes

Paul Piktelis made a motion to approve the meeting minutes of March 27, 2023, Bruce DeVault seconded, voted unanimously.

Discussion ensued regarding updated MBTA Communities Zoning Law correspondence.

Tina Pugliese Savage, 25 Sullivan Place, spoke regarding the 55 Sycamore Street project and the requirement of a MEPA review. She inquired as to who would be responsible for initiating that review.

Mr. McCormack stated that he would speak with the applicant regarding this review.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 8:38 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:





