

**MILLBURY PLANNING BOARD
MINUTES
November 27, 2023**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, November 27, 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 December 11, 2023 at 7:15 p.m., Bruce DeVault seconded, voted unanimously.

**7:16 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 December 11, 2023 at 7:20p.m., Bruce DeVault seconded, voted unanimously.

7:17 p.m. ANR – 0 South Oxford Road

Matt Anderson, 4 Wedgewood Lane, stated that he is the applicant and is seeking an ANR for 0 South Oxford Road.

Chairman Gosselin inquired and Town Planner Conor McCormack stated that the applicant has requested a waiver of showing the entire lot. The applicant provided an 81-X plan showing the entire lot.

Mr. McCormack stated that the applicant is giving an approximately 1,200 foot parcel to the abutting property.

Fran DeSimone inquired and Mr. Anderson confirmed that the driveways are side by side off of South Oxford Road.

Tony Ngo inquired and Mr. McCormack confirmed that the electronic copy of the 81-X plan was received.

Paul Piktelis made a motion to grant the variance requested to allow the entire Anderson property not to be shown, Bruce DeVault seconded, Richard Gosselin, Paul Piktelis, Bruce DeVault and Tony Ngo in favor, Fran DeSimone opposed, voted 4-1.

Paul Piktelis made a motion endorse the ANR plan entitled "Form A Plan of Land, 0 South Oxford Road, Millbury, MA", dated November 3, 2023, prepared by Hawk Consulting, Inc, titled Form A81-P plan of land, Bruce DeVault seconded, Richard Gosselin, Paul Piktelis, Bruce DeVault and Tony Ngo in favor, Fran DeSimone opposed, voted 4-1.

7:33 p.m. Public Hearing – Zoning Map & Bylaw Amendment

Mr. McCormack presented an overview of the proposed amendments to the zoning bylaws.

Discussion ensued regarding the proposed separation of minor and major site plan approvals.

Terry Burke Dotson, 20 Salo Terrace, objected to the current process of the meetings conducted for zoning amendments previously. Discussion ensued regarding the definitions detailed in the proposed amendments.

Steve Stearns, 12 Thomas Hill Road, presented his and Fran's documentation of their updates on definitions.

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He will forward the presentation to the Planning Department for distribution to the Board and the Planning webpage.

Tina Pugilese-Savage, 25 Sullivan Place, suggested that only one person update the working documentations and that the definitions could be adopted from similar abutting towns.

Other Business

Minutes

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

Staff Updates

Mr. McCormack reminded the Board that the Stantec invoices are added to SharePoint for their review.

The Boards and Committee training was postponed and he will update the on the new date.

Mr. McCormack informed the Board of the decision from the State AG's office regarding the Spring Town Meeting Article 22 for the proposed multi-family housing moratorium. The article is no longer in effect.

Discussion ensued regarding the AG's decision. Fran DeSimone requested that Town Counsel look into an appeal of the State's decision. Mr. McCormack will follow up.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 8:42 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:





