

**MILLBURY PLANNING BOARD
MINUTES
December 11, 2023**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, December 11, 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 January 8, 2024 at 7:00 p.m., Bruce DeVault seconded, voted unanimously.

**7:18 p.m. Public Hearing Con't– Definitive Subdivision
Alstead Path – Saint Jane Francis Homes, LLC**

James Tetreault, representing Saint Jane Francis Homes, LLC, presented the Board with the updated site plan. They have included two catch basins and addressed peer review, Planning, and DPW comments.

Fran DeSimone inquired and Mr. Tetreault detailed the radius on the site.

Chairman Gosselin expressed concerns regarding the adequate frontage on the roadway.

Town Planner Conor McCormack stated that the application in front of the Board is not for proposed development of the lot, only seeking definitive subdivision approval for access to the lot. He highlighted a letter received from the Building Inspector letter.

Decision ensued regarding the requirements of constructing frontage on the lot.

Steve Stearns, 12 Thomas Hill Road, inquired and Mr. McCormack stated the drainage set back is 10 feet and it is detailed on the plan. He drafted an order of conditions to move the infiltration structure back ten feet from the property line.

Steve Stearns inquired and Town Planner McCormack stated that the applicant and owner of the property are two separate entities. He will request a memo stating that the applicant is working in behalf of the property owner.

Ivi Delvina, 14 Alstead Path, expressed concerns about the frontage requirements and the potential occupants of the house.

Terry Burke Dotson, 20 Salo Terrace, expressed concern regarding the frontage for the lot. Also stated the requirement to allow abutter right to tie into water and sewer.

Chairman Gosselin requested Mr. McCormack seek town counsel comment regarding the requirement to construct exposed frontage along the lot's frontage with Alstead Path.

Paul Piktelis made a motion to continue the public hearing to January 8, 2024 at 7:15p.m., Bruce DeVault seconded, voted unanimously.

8:26 p.m. Public Hearing – Zoning Map & Bylaw Amendment

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

Chairman Gosselin reviewed the proposed definitions of the proposed zoning bylaw. He also inquired about standard housing definitions from the State.

Chairman Gosselin inquired and Mr. McCormack stated that 40B affordable housing is 80% median housing/rent.

Terry Burke Dotson requested that the presentation be on the screen for better viewing.

Steve Stearns noted that he submitted comments regarding the proposed bylaw to the Planning Department and requested that the Board review his version. Mr. McCormack stated that the Department is in receipt of the comments and that they have been posted to town's website and the Board's meeting materials as they are received.

Ms. Dotson requested two versions of the proposed definitions be available for the Board to review and compare. Mr. Stearns expressed support for having only one version of the definitions to work off of.

Mr. McCormack detailed the timeline for the public hearings and the deadline for the spring Town Meeting.

Paul Piktelis made a motion to continue the public hearing to January 8, 2024 at 7:20 p.m., Bruce DeVault seconded, voted unanimously.

Other Business

Mr. Piktelis noted there were no minutes to approve.

Mr. McCormack did not have any further updates for the Board.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 9:22 p.m.

Respectfully submitted,
Stephanie Collins

ATTEST:



Millbury Planning Board