

**MILLBURY PLANNING BOARD
MINUTES
January 8, 2024**

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 8, 2024 at 7:00 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

**7:00 p.m. Public Hearing Con't – Multifamily Special Permit
24 Burbank St – Ed Stanton**

Town Planner Conor McCormack informed the Board of the email received from the applicant requesting a continuance until the next meeting.

Paul Piktelis made a motion to continue the public hearing to January 22, 2024 at 7:00 p.m., Bruce DeVault seconded, voted unanimously.

**7:03 p.m. Public Hearing Con't– Definitive Subdivision
Alstead Path – Saint Jane Francis Homes, LLC**

James Venincasa, representing Saint Jane Francis Homes, LLC, updated the Board regarding the application status. They have addressed peer review, Planning, and DPW comments.

Mr. 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.

Fran DeSimone inquired and Mr. McCormack stated that the lot is currently an unbuildable lot.

Decision ensued regarding the requirements of constructing frontage for the lot and the definitive subdivision process.

Paul Piktelis inquired and Mr. Venincasa stated that they will be paving the roadway in front of the lot.

Fran DeSimone inquired and Mr. Venincasa confirmed that sewer will be provided to the lot and a stub will be provided to allow for future expansion down Alstead Path.

Jeremy Piscitelli, 2 Sutton Street, stated that when sewer was extended to the roadway that is when the road was paved.

Fran DeSimone recommended continuing the public hearing until receipt of Town Counsel clarification letter regarding the State law.

Terry Burke Dotson, 20 Salo Terrace, expressed concern regarding the frontage for the lot.

Steve Stearns, 12 Thomas Hill Road, inquired if the lot was previously subdivided and Mr. McCormack reviewed the creation of the lot, paper streets and the definitive subdivision process.

Discussion ensued regarding the application, the current rules and regulations for the Town, and previous building standards and buildable lots.

Mr. DeSimone inquired and Mr. McCormack stated that the law for the preexisting lots is based on Massachusetts General Law 40A, Section 6.

Paul Piktelis made a motion to close the public hearing, Bruce DeVault seconded, Richard Gosselin, Paul Piktelis, Bruce DeVault and Tony Ngo in favor, Fran DeSimone opposed, voted 4-1. Motion approved.

Paul Piktelis made a motion to approve the waivers for Alstead Path (Map 15, Lot 5) as outlined in the Recommended Conditions of Approval, dated January 4, 2024, Bruce DeVault seconded. Mr. McCormack detailed the list of waivers on the approval to the Board. Richard Gosselin, Paul Piktelis, Bruce DeVault and Tony Ngo in favor, Fran DeSimone opposed, voted 4-1. Motion approved.

Paul Piktelis made a motion to approve the Definitive Subdivision Plan entitled "Site Plan of Land Alstead Path in Millbury, MA", dated June 26, 2023, last revised, November 28, 2023, prepared by Azimuth Land Design, LLC, subject to conditions 6a-6p, with Mr. McCormack's amendment of the last update dated November 8, 2023, Bruce DeVault seconded, Paul Piktelis, Bruce DeVault and Tony Ngo in favor, Richard Gosselin and Fran DeSimone opposed, voted 3-2. Motion approved.

7:41 p.m. Public Hearing – Zoning Map & Bylaw Amendment

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

Chairman Naff spoke to the Board about the process and meetings to update the zoning bylaws.

Discussion ensued regarding the definitions to be updated and removed.

Steve Stearns requested that Mr. McCormack provide the Board the State definition of a street.

Ms. Dotson inquired and Mr. McCormack noted that all public hearing materials for the zoning amendments are available to the public on the Planning Board webpage.

Paul Piktelis made a motion to continue the public hearing to January 22, 2024 at 7:10 p.m., Bruce DeVault seconded, voted unanimously.

Other Business

Minutes

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

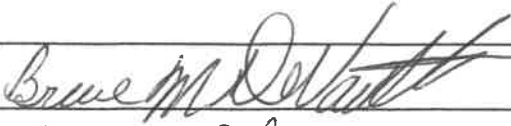
Paul Piktelis made a motion to approve the minutes of December 11, 2023, Bruce DeVault seconded, voted unanimously.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

A handwritten signature in cursive script, appearing to read "Bruce M. DeLuca", written over two horizontal lines.

Francis P. DeSimone

A handwritten signature in cursive script, appearing to read "Francis P. DeSimone", written over two horizontal lines.A handwritten signature in cursive script, appearing to read "Anthony J. DeLuca", written over two horizontal lines.

Millbury Planning Board