

MILLBURY PLANNING BOARD
MINUTES
January 22, 2024

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, January 22, 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**

Steven O'Connell, representing Turning Point Engineering, presented the request for Multifamily Special Permit to the Board. The dwelling are existing and there will be no construction for the project. The parking is detailed on the site plan based on the bylaws.

Mr. O'Connell stated that they received staff comments and have included an additional parking space to the plan.

Paul Piktelis inquired and Mr. O'Connell stated that the seventh parking space will be located on the right side of the existing garage.

Fran DeSimone inquired and Mr. O'Connell detailed the number of bedrooms on the property and that two dwelling already exist onsite.

Mr. DeSimone inquired and Mr. O'Connell confirmed that the site will connect to municipal sewer and water and that there is existing power on the property.

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

Paul Piktelis made a motion to approve the waivers requested by the applicant, as outlined in the Staff Recommended Conditions of Approval, dated January 19, 2024, Bruce DeVault seconded, voted unanimously.

Paul Piktelis made a motion to approve the application for a Multi-Family Special Permit for 24 Burbank St, subject to conditions #1-9, as outlined in the Staff Recommended Conditions of Approval, dated January 19, 2024, Bruce DeVault seconded, voted unanimously.

7:13 p.m. ANR – Riverlin Street (M31, Lot 28) – Hammersmith Homes, LLC

Town Planner Conor McCormack stated that the office received the applicant's request to continue to the next meeting.

Paul Piktelis made a motion to continue the endorsement of the ANR Application to February 12, 2024, Bruce DeVault seconded, voted unanimously.

7:15 p.m. Public Hearing – Zoning Map & Bylaw Amendment

Chairman Gosselin expressed concern regarding the proposed lot sizes.

Steve Stearns, 12 Thomas Hill Road, inquired and Mr. McCormack confirmed the lot size for Suburban-I in West Millbury.

Mr. McCormack presented an overview of the proposed updates to the zoning bylaws and detailed the updated table spreadsheet.

Chairman Gosselin ...% decreased.

Bruce DeVault stated that the Board should come to a compromise and reduce footage.

Mr. McCormack stated that he is in discussions with CMRPC to review the compliance model for the Central Business/B-I to meet the requirements for the MBTA Communities 50-acre district. The major changes to meet the requirement of MBTA Communities would be to allow for multi-family by-right instead of by special permit and to reduce the additional minimum lot size per additional unit.

Discussion ensued regarding SHI units and current regulations.

Chairman Gosselin recommended the frontage be updated to reflect 125 feet for the proposed R15 district.

Terry Burke Dotson, 20 Salo Terrace, inquired and Mr. McCormack stated that it is recommended that Business I district to the MBTA complaint district.

Discussion ensued regarding nursing facilities in the districts. Chairman Gosselin recommended Mr. McCormack research additional definitions for nursing homes, as they related to zoning bylaws.

Bob Simmler, 8 Grove Street, inquired and Mr. McCormack detailed the proposed bylaw Section 6.1F. He stated that the current bylaws, Section 33.1 allows for the same off-site parking provisions.

Chairman Gosselin recommended reducing the remote parking requirement from 500 to 250 feet.

Mr. Stearns recommended updating the dimensional table to detail a minimum open space requirement for all residential districts. Mr. McCormack noted that is included in the proposed table.

Mr. Stearns inquired and Mr. McCormack stated that he is awaiting response from the Clerk's Office regarding the correct name for Aldrich Street.

Paul Piktelis made a motion to continue the public hearing to February 12, 2024 at 7:10 p.m., Bruce DeVault seconded, voted unanimously.

Other Business

Minutes


Paul Piktelis made a motion to approve the minutes of January 8, 2024, Bruce DeVault seconded, voted unanimously.

Bruce DeVault made a motion to adjourn, seconded by Paul Piktelis, voted unanimously.
Meeting adjourned at 8:32 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Handwritten signature of Daniel M. DelValle on a set of four horizontal lines. The signature is written in cursive and spans across the first three lines, with the fourth line remaining empty.

Millbury Planning Board