

**MILLBURY PLANNING BOARD  
MINUTES  
February 12, 2024**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, February 12, 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, Bruce DeVault, Fran DeSimone, Tony Ngo  
Absent: Paul Piktelis

**7:00 p.m. Public Hearing – Stormwater Management Permit  
Alstead Path – Map 15, Lot 5 – Saint Jane Francis Homes, LLC**

James Tetreault, Azimuth Land Design, representing the applicant, stated they are seeking a Stormwater Management Permit. He stated they have addressed the DPW and Planning Department comments with the revised site plans dated February 7, 2024. He also note that the operation and maintenance plan will be the responsibility of the lessor and not the landlord.

Mr. Tetreault stated they are awaiting the address confirmation with the Police Chief and will be updating the Conservation Commission with the revised plans from the Stormwater Management Permit.

Fran DeSimone expressed concerns regarding the timeframe of receipt of the updated plans and requested that the public hearing be continued to the next meeting. Bruce DeVault concurred.

Town Planner Conor McCormack confirmed that the updated materials where received over the weekend and that the updated site plans address all staff comments.

Mr. Tetreault requested a continuance to the next meeting.

Fran DeSimone made a motion to continue the public hearing to February 26, 2024, Bruce DeVault seconded, voted unanimously.

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

Mr. McCormack reviewed the updated documents with the Board and confirmed the requested updates from the previous meeting had been made.

Discussion ensued regarding the proposed changes to the zoning for the Business-I/proposed Central Business district and compliance with MBTA Communities.

Chairman Gosselin recommended an update the Business-I district to use the Blackstone River and streets and property lot lines as the border for the district boundaries. Bruce DeVault concurred.

Chairman Gosselin requested and Mr. McCormack will research and update the proposed definition of Nursing Homes to be defined in the updated zoning.

Bruce DeVault inquired and Conor McCormack summarized the proposed table of use document.

Steve Stearns, 12 Thomas Hill Road, inquired whether mixed-use can be integrated into the MBTA Communities district. Mr. McCormack noted that he will look into it.

Discussion ensued regarding the Planning Board and Board of Appeals as special permit granting authorities.

Discussion ensued regarding Essential Services definition and Mr. McCormack will update the definition to include utilities in the title.

Bruce DeVault made a motion to continue the public hearing to February 26, 2024 at 7:10 p.m., Tony Ngo seconded, voted unanimously.

#### **Other Business**

#### **Proposed revision to Stormwater Management Application Checklist**

Mr. McCormack detailed the updated application checklist to the Board. It was revised to include wording as to what is required by the applicant when submitting an application.

Mr. DeSimone inquired and Town Planner McCormack stated that the document was emailed to the Board prior to the meeting for review.

Mr. DeVault requested to move the discussion and vote to the next scheduled meeting and Chairman Gosselin concurred.

#### **Minutes**

Bruce DeVault made a motion to approve the minutes of January 31, 2024, Fran DeSimone seconded, voted unanimously.

Bob Simmler, 8 Grove Street, provided the Board with paperwork he compiled for the Board to review regarding the municipal parking lot.

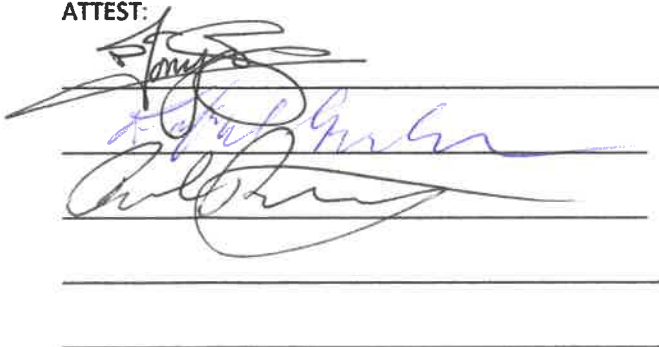
Mr. McCormack stated that the next board meeting on February 26, 2024 will be held in the Media Room at the Millbury Jr/Sr High School due to early voting at the Town Hall.

Bruce DeVault made a motion to adjourn, seconded by Tony Ngo, voted unanimously.  
Meeting adjourned at 8:33 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:

Three handwritten signatures in blue ink are written over four horizontal lines. The first signature is at the top, followed by two more signatures below it. The lines continue below the last signature.

Millbury Planning Board