

**MILLBURY PLANNING BOARD  
MINUTES  
March 11, 2024**

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 11, 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 – Accessory Dwelling Unit Special Permit  
85 Park Hill Ave – Megan Morin-Hoelzer**

Patrick Perkins, J.E.P. Contacting, representing the applicant, detailed the project for the Board.

Fran DeSimone inquired and Mr. Perkins stated that the design plan is for one bedroom and one bathroom.

Town Planner Conor McCormack reviewed his comment letter and noted that Mr. Perkins did provide photos showing the expanded parking area for the property.

Terry Burke Dotson, 20 Salo Terrace, inquired and Mr. Perkins confirmed that the project will meet the parking requirements.

Paul Piktelis made a motion to close the public hearing Fran DeSimone seconded, voted unanimously.

Town Planner McCormack reviewed the updated conditions for the permit.

Paul Piktelis made a motion to approve waivers #1-5 as outlined in the Staff Recommended Conditions of Approval, dated March 4, 2024, Fran DeSimone seconded, voted unanimously.

Paul Piktelis made a motion to approve the application for a Special Permit for 85 Park Hill Ave, subject to the conditions #1-12, as outlined in the Staff Recommended Conditions of Approval, dated March 4, 2024, Fran DeSimone seconded, voted unanimously.

**7:17 p.m. Public Hearing – Multi-Family Special Permit  
51 West Main Street – Thomas Murphy**

Tom Murphy, applicant, detailed the request for Special Permit. He is adding a one bedroom apartment in the basement of an existing building.

Chairman Gosselin stated the requirement for all plans to have a surveyor stamp included. Mr. Murphy stated that he will request the engineer forward updated plans.

Terry Burke Dotson, 20 Salo Terrace inquired and Mr. Murphy confirmed that the project will meet the parking requirements.

Paul Piktelis made a motion to continue the public hearing to March 25, 2024, Fran DeSimone seconded, voted unanimously.

**7:25 p.m. Public Hearing – Zoning Map & Bylaw Amendment**

Discussion ensued regarding the table of use definitions.

Discussion ensued regarding the proposed updates to the lot sizes for the zones.

Terry Burke Dotson, 20 Salo Terrace, expressed concern regarding the proposed updates to the Suburban zones.

Town Planner McCormack detailed the proposed updates to Section 9, including the introduction of a major and minor site plan review.

Chairman Gosselin recommended to include verbiage to detail review and relief in regards to waivers for applications.

Town Planner McCormack detailed the revision for the Technical Review Committee to review all minor site plan review applications.

Paul Piktelis made a motion to continue the public hearing to March 25, 2024 at 7:15 p.m., Bruce DeVault seconded, voted unanimously.

#### **Other Business**

**Minutes** – Paul Piktelis made a motion to approve the minutes of February 12, 2024, Bruce DeVault seconded, voted unanimously.

Chairman Gosselin recommended that the Board cancel the April 6, 2024 meeting due to the fact that Town Planner McCormack is unable to attend the meeting.

Paul Piktelis made a motion to cancel the Planning Board meeting on April 6, 2024, Fran DeSimone seconded, voted unanimously.

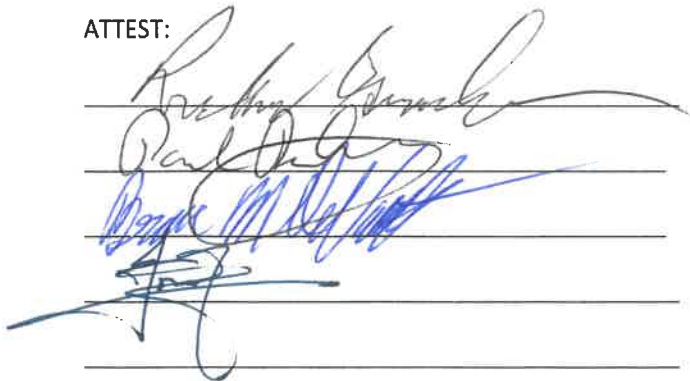
Mat Ashmankas, 5 Millbury Terrace, expressed concern regarding the location of the MBTA zoning area.

Paul Piktelis made a motion to adjourn, seconded by Fran DeSimone, voted unanimously.  
Meeting adjourned at 8:24 p.m.

Respectfully submitted,

Stephanie Collins

ATTEST:



Millbury Planning Board

Date 4/22/24