

MILLBURY PLANNING BOARD  
MINUTES  
March 12, 2018

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The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 12, 2018 at 7:00 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Edd Cote, Terry Burke Dotson, Paul Piktelis, Michael Georges

Absent:

**7:00 p.m. Thomas Stratford, Mid State Properties LLC - Public Hearing Continued**

Raouf Mankaryous of Alpha Omega Engineering representing Robert Murphy addressed the Board regarding 239 Riverlin St., Mid State Properties LLC. He stated the waiver requests and the letter from the court magistrate that the board requested have been submitted. Ms. Connors verified that she has received all the information that was requested and all items have been completed.

Ms. Dotson asked Mr. Mankaryous to remind the applicant that he must follow the rules going forward. If he does not, the Board can cease and desist the project. She advised she's happy that they can move forward with the project but she will be watching closely that all rules are followed properly.

Edd Cote made a motion to close the public hearing, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to waive a section from 12.44 (a) waiving the requirement to show existing and proposed contour lines at one foot intervals. Existing grades are shown at two foot intervals. One foot contours are shown where gentle slopes are proposed and spot grades are shown where they will be useful where pavement is proposed, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to waive a section from 12.44 (a) and (c), partially waiving the requirement to submit building elevations and façade plans for Building #1. The Applicant shall submit building elevation and façade plans for Building #1 for Planning Board review approval prior to issuance of a building permit for Building #1, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to waive a section from 12.44 (a), partially waiving the requirement to submit information about the structural design and dimension of all proposed signage. The applicant shall submit this information for Planning Board review and approval prior to issuance of a building permit for Building #1, seconded by Paul Piktelis, voted unanimously.

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Edd Cote made a motion to waive a section from 12.44 (c), partially waiving the requirement to submit isometric line drawings for Buildings #1 and Building #2, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to waive section 12.45 (o), waiving the requirement to provide concrete curbs and gutters around the perimeter of all driveways and parking areas and granite curb in front of sidewalks abutting buildings. Sloped granite curbing shall be installed around the perimeter of driveways and parking areas and haunched concrete curb shall be installed where walkways abut Building #1, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to waive section 12.45 (q), waiving the requirement to install interior landscaping covering not less than 5% of the total area of the parking lot, seconded by Paul Piktelis, voted unanimously.

Edd Cote made a motion to approve the Site Plan Review and Stormwater Management for Stratford Park Phase II, 239 Riverlin St., Millbury MA., plans developed by Robert G. Murphy & Associates, last revised January 15, 2018 subject to conditions A through Q, seconded by Paul Piktelis, voted unanimously.

**7:15 p.m. 58 West Main Street Multi-family Special Permit – Public Hearing**

Edd Cote read the public hearing notice for a special permit to demolish an existing six family dwelling and construct a new five family dwelling consisting of two bedrooms and associated parking per unit.

Ms. Connors advised that when this application was originally filed it was uncertain whether a stormwater permit would be needed. It was later determined that there is a need for the stormwater permit, however, the Ad had already been submitted to the Millbury Sutton Chronicle. At this time a subsequent Ad has been submitted for one week, therefore, anything relating to stormwater will be heard at the March 26, 2018 Planning Board meeting.

Patrick Burke of HS&T Group addressed the board representing the applicant of 58 West Main St. He advised a fire had destroyed the original six family dwelling. The Applicant is now proposing to rebuild a five unit building with two bedrooms and two parking spaces per unit. There will be one parking space in each garage unit and one in front of the building. They are requesting a waiver from one parking space as three spaces per unit are required. He also advised they will be tying into public water and sewer.

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Ms. Dotson asked how far the setbacks are and how long is the distance of the driveway. Mr. Burke advised the driveway is 25 feet long including the sidewalk. Ms. Connors commented that the sidewalk is five feet wide. Mr. Burke also advised that at the request of the Police Chief, they will be looking into additional parking for guests.

Mr. Cote confirmed with Mr. Burke that they had been to the zoning board of appeals for approval of the waivers and setbacks and the grandfathering of the use. He also asked Mr. Burke if these are all two bedroom units.

Mr. Mogren advised that all of the units are two bedroom but in a few of the units the upstairs bedroom is smaller and labeled on the plan as an office.

Chairman Gosselin asked for clarification on the layout of the units. Mr. Mogren stated there is a basement, the garage is at street level, two steps up to the main level of the house and stairs to the upper level above the garage area.

Mr. Piktelis asked how many bedrooms were in each of the units when it was a six family. Mr. Mogren confirmed two bedrooms per unit.

Ms. Dotson asked how many parking spaces there were for the original six family. Mr. Mogren responded there were two spaces per unit. Ms. Dotson stated she remembered a garage on the site and asked if it belonged to this property. Mr. Mogren responded that there was a five unit single car garage that was torn down several years ago, that area then became the parking for the six family unit. Ms. Dotson asked if there was parking for twelve vehicles when it was a six family dwelling. Mr. Mogren advised they did use a grassy area for parking as well. Ms. Dotson asked if there is parking allowed on Gould St. Mr. Mogren stated that there is parking on Gould St.

Mr. Cote noted that the DPW director had an issue with the connection to the sewer line. Mr. Burke verified that the DPW director would like for them to separate the sewer lines for each unit.

Ms. Dotson doesn't feel 2 parking spaces per unit will be sufficient. She would not be in favor of waiving the request from 3 spaces per unit. She would like the proposed dwelling to be a four unit dwelling to allow for additional parking spaces and any potential drainage issues that may arise.

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Chairman Gosselin asked if these are going to be condominium units and who will be responsible for the upkeep of the property. Mr. Burke stated these will be a rental units and the landlord will be responsible for upkeep such as lawn care.

Edd Cote made a motion to continue the public hearing to March 26, 2018 at 8:15 pm., seconded by Paul Piktelis, voted unanimously.

**7:45 p.m. Zoning-related Warrant Articles - Public Hearing**

Edd read the public hearing notice for the proposed amendments to the Millbury Zoning Bylaws and Zoning Map.

Chairman Gosselin opened up the meeting with comments regarding the marijuana regulations and the Town's limited ability to change regulations and facility uses. He advised the State is still struggling with some guidelines and we will possibly be looking for an extension to be sure we stay in line with State regulations.

Edd Cote read the Citizen's Petition Article to see if the Town will vote to amend the Zoning Map by rezoning to Industrial I District that portion of the Suburban IV District and Industrial II District that includes the lots shown on the map on file in the Town Clerk's Office.

Edd Cote read a letter submitted by Courtney Burack regarding her opposition to the re-zoning.

Attorney Heather Trudell from the Law Firm of Keenan and Trudell addressed the Board representing the citizen's petition. She advised she would explain the purpose of the re-zone and was asking for support of the Planning Board at the Town meeting in May. She stated the petition is requesting a portion of land on the southern side of Southwest Cutoff, south of the Worcester line that is zoned Suburban IV and Industrial II, be re-zoned to Industrial I. She feels it's a common sense approach to make the back lots with frontage in Worcester on Route 20 to be more economically useful for both the property owners and the Town of Millbury. She advised the lots are partially located in Worcester and are zone MG2 (manufacturing General II) in the Worcester Bylaws. By re-zoning this area they feel the back part of the properties located in Millbury may be better utilized as the proposed industrial I use is more in line with the uses of the businesses along Route 20. By re-zoning this area, property owners would be encouraged to add and further develop their lots to conform with the new Industrial I zoning. It would allow them to expand their businesses adding more employees, structures to the lots and generate more taxable revenue for the Town. Re-zoning would appear to make the town

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more business friendly and encourage opportunity for future business development. She added that it's one of the few areas in Millbury that makes sense to encourage economic development in commercial growth.

Edd Cote asked if all the lots on Route 20 have frontage. Ms. Connors advised there is one lot with frontage on Millbury Ave and all others have frontage on Route 20.

Chairman Gosselin stated there appear to be buildings on the area in question. Attorney Trudell confirmed that there are buildings and much of the area is currently being used commercially. By re-zoning the area the properties would then comply with the Industrial I uses.

Ms. Dotson asked if the uses were legal now. Attorney Trudell advised she can't speak for the legality of the uses, only that if the area is zoned Suburban IV and there is commercial activity on the property it probably does not meet the current Zoning Bylaws.

Chairman Gosselin questioned how buildings would have been allowed to be built on the properties. Ms. Connors advised some of the buildings may have been built prior to the zoning regulations that were put in place in 1957 making them pre-existing, others may have been converted illegally, or received the benefit of a variance. She added that she has not researched every parcel.

Ms. Dotson questioned if a commercial building were legal before zoning came into effect how would the use apply today. Ms. Connors advised that the use of the property prior to zoning regulation implemented in 1957 is what the current use can be today. Example, if it were a gas station prior to 1957 then it would be grandfathered and could still be used as a gas station today. A commercial change in use would not be allowed by the Zoning Bylaws.

Ms. Connors advised if there is a residential district boundary there needs to be a 100 ft. boundary of which 50 ft. shall be free of any paving or outdoor storage of materials and maintained with vegetation.

Attorney Trudell advised this citizens petition is not specific to PJM Enterprises located at 221 Southwest Cutoff in Worcester adding they are a trucking company and this proposed zoning change would not allow them to continue as a trucking terminal on this property.

Chairman Gosselin stated in the past they've had concern over industrial districts abutting residential properties due to noise and lighting issues from businesses. They preferred to keep industrial businesses away from residential homes allowing residents to have the use and

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enjoyment of their properties. He questioned if changing this district would allow owners already established to be grandfathered from the 50 ft. buffer.

Ms. Connors advised by changing the use and triggering a site plan review the Planning Board has the power to implement the 50 ft. buffer that was established in 2014.

Edd Cote asked why the lots in question are being requested for a zoning change. Attorney Trudell advised they concentrated on the area of Route 20 where the commercial building is in Worcester with frontage on Route 20 and the back section of land in Millbury is residential and therefore useless to the business owners.

Mr. Cote asked if all the lots in question have Worcester addresses and if Millbury collects taxes for these properties.

Mr. Murgio confirmed that the Town of Millbury did collect over \$100,000 in excise taxes for the vehicles stored on his property.

Attorney Trudell stated when PJM Enterprises purchased the property they believed they had purchased it under pre-existing non-conforming use. When they realized that was not the case they moved the vehicles to another location and are no longer paying excise taxes to the Town.

Mr. Georges asked why three properties on Millbury Ave. are excluded for the re-zoning request. Ms. Connors advised the properties are currently used as residential and the lots are much smaller than what is required for industrial lots. She feels those properties are the gateway to the community and should be kept residential.

Edd Cote asked if this rezoning is an all or nothing deal, he wondered if some of the lots could be dropped from the rezoning or reshaped.

Ms. Connors stated this is a warrant article that closed on March 3, 2018.

Attorney Trudell stated it is her understanding that the businesses included in the rezoning article want to be included.

Mr. Murgio stated that he has spoken to three of the past building inspectors from the Town and two of the inspectors believed his property to be grandfathered. He also stated that he had spoken to Chairman Gosselin about the property and stated that Mr. Gosselin advised him to build a 20 ft. high buffer and abide by the 50 ft. buffer.

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Stephen Greenwald of the Law offices of Greenwald and Greenwald representing HAYR addressed the Board asking them to make a recommendation to oppose the warrant article at the May Town Meeting.

Attorney Greenwald advised that the owner of lot #62 (PJM Enterprise) which directly abuts the property owned by HAYR did have a use on the property that was existing. He advised the use became disputed and a court ruling determined that it was not appropriate for the zoning in place.

Chairman Gosselin asked for an explanation as to how the dispute came to court as both parties previously came in front of the Planning Board regarding the development before a house was even built on the land.

Attorney Greenwald stated that the developer HAYR approached the owner of the abutting property to try and come to a compromise that would be more efficient to block noises and odors from his development. He was not looking for litigation but they could not come to a compromise.

Attorney Greenwald advised that HAYR spoke to the building inspector regarding the abutting property and the building inspector believed the use of the property was not a legal use rather than an expansion of a use that was previously grandfathered.

Attorney Greenwald stated he does not believe the re-zoning will create an economic boom to the Town and doesn't feel this will encourage people to move their businesses to Millbury. He said he feels this is a design to accommodate a small number of businesses on Route 20 and it would be beneficial to them but inappropriate when you consider all the circumstances. He stated that most of parcel #62 is in the aquifer overlay district and doesn't feel it would make sense to allow anything there that would negatively affect the drinking water in that area.

Attorney Greenwald also advised that HAYR knew about the property when he purchased his land and accepted that fact. What isn't accepted is the massive change that could be permitted by the change in the bylaws.

Chairman Gosselin asked Attorney Greenwald why the issue of the smell of trash was not brought up to the Board at the planning board meeting for subdivision approval. Many audience members argued that the garbage business was not in existence at the time.

Attorney Greenwald stated they don't object to the businesses already grandfathered. What they do object to is the change in the bylaws that would allow the businesses to grow or change

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to a use not currently permitted. He stated he feels this bylaw change falls under spot zoning as it's for the benefit of a few and not for the benefit of the community.

Ms. Dotson asked Attorney Greenwald for clarification on the court decision. Mr. Greenwald advised that the court found the use to be an expansion of an unpermitted use which was permitted because it was grandfathered. You're allowed to continue a use but not allowed to expand or change the use. He stated the Judge said it was "arbitrary and capricious and legally untenable".

Attorney Greenwald believes Mr. Murgo did look into the zoning issue but feels whoever he spoke to about the issue in the past made a mistake. He stated when all petitioners purchased their land they knew based on the zoning what uses were permitted and when HAYR and the residents of Casa Verde Development purchased their properties they understood and relied on the zoning in place.

Bill Sweeney of 283 Southwest Cutoff/Service Master stated he purchased his property and hasn't changed anything. He advised he can't do what he would like to do with his property because of current zoning. He said if the zoning doesn't change he won't be allowed to run his business. He bought an existing business and wonders if it's grandfathered and if the business would be legal or illegal. Ms. Connors advised he will need to speak to the building inspector on that issue.

Bruce Mendelshon of Casa Verde Development addressed the Board and pointed to the audience as a testament to a citizen's petition. He stated Mr. Murgo's representative talked about the zoning making economic sense and questioned where the numbers are to prove the statement. He stated this zoning change will encourage more business owners to add and further develop more structures and finally that this is placing commercial business owners right over the rights of residential owners.

Brenda Huss of 2 Skyview Dr. stated she is opposed to the rezoning. She added that she enjoys living where she does and being part of the community. She said they are not asking for anything to change that would prevent the owners from running their businesses, only to prevent it from changing the current use.

Chairman Gosselin stated he doesn't know if he would consider this spot zoning or an oversight in zoning from years ago that may have been overlooked.

Dr. Michael Sao Pedro of 21 Nightview Place asked Taniel Bedrosian to come speak to the Board and members of the audience.



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Mr. Bedrosian stated he purchased his property in August of 2010. He said at that time there was a storage yard with one or two tractor trailers and storage materials on the Murgo property. He added that in 2012 when the Murgo's purchased the property there was a drastic change in use. He also wanted to clarify the issue of the odors stating he hadn't previously brought that issue up when they first began to build and subdivided the land because they were not working in that area of the property yet and therefore were not aware of the smells. He clarified that he pursued the court case as Murgo Trucking Company kept growing and he felt if they didn't do something it would greatly affect the values of his properties.

Dr. Sao Pedro added that he purchased his home in the Casa Verde development because it was his dream home and he wanted to be a part of the Millbury Community.

Attorney Trudell stated that prior to the Murgo's purchasing the property it was owned by a different trucking company that is now located in Sutton Ma. She stated it's a very busy operation and feels its mischaracterizing the use of the land as its previous use was the same as the current business.

Attorney Trudell added that the petition is a request to rezone the entire corridor not just the particular parcel being focused on. The property owners are just trying to maximize the property that they own and bring it more in consistency with the development of Route 20. She further added that the statement of the properties being grandfathered is a misrepresentation. Only the zoning officer can make that determination and she doesn't want people to believe the properties are grandfathered and that there isn't a need for this re-zoning.

Dr. Danielle Burkart of 17 Nightview Place commented on the trucking company that was previously located on the Murgo property stating that just because the business located in Sutton is flourishing now doesn't mean it was flourishing when they were located on the Murgo property.

Marty Linde stated that he remembers the previous trucking company located on the Murgo property to be much noisier than the Murgo's company.

Wardell Powell of 12 Nightview Place brought up the concern about pollutants that may actually leach into the aquifer. He has concerns about future health issues and asked the board to consider this when making a decision.

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Ms. Dotson asked what types of businesses would be allowed in Industrial I zoning and if the current businesses are in compliance. Ms. Connors stated she has not done an analysis to determine if they are legally nonconforming. Ms. Connors read from the bylaws what type of businesses would be allowed in the Industrial I zoning area.

Courtney Burack is concerned with the Industrial I rezoning and the potential of the existing properties selling and the future of a more intrusive business developed in the resident's back yards.

Ken Perro a resident of Millbury stated he is in favor of the rezoning. His family has property on Route 20 that would be affected by the rezoning adding Route 20 has been industrial for years and feels it will stay that way.

Chairman Gosselin mentioned that if the rezoning is not approved at the town meeting it doesn't necessarily mean businesses cannot expand on their properties. He stated they also have the ability to go to the Zoning Board of Appeals for approval.

Mr. Murgo received a variance from the Zoning Board of Appeals. He commented they are not trying to be hurtful to the abutting residents and that they are not doing anything on the Millbury portion of their property at this time.

John Galicia of 4 Skyview Drive is opposed to the rezoning and would like to see this area stay the same.

Chairman Gosselin advised the town is in the process of developing a master plan and this rezoning may be reviewed during that process.

Ms. Connors stated the Planning Board would not be making the decision only a recommendation on the zoning. The article will be voted on at Town meeting in May by the registered voters.

Audience members asked if their attendance at the meeting tonight will influence the Planning Boards decision for recommendation.

Chairman Gosselin advised they will take the attendance into consideration and will examine all aspects of the issue.

A member of the audience asked if marijuana facilities would be allowed in this area with a rezone. Ms. Connors advised that the proposal for cultivation and processing uses would be allowed in the Industrial II District.

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Attorney Greenwald asked if the continuance of the meeting is to announce the Planning Board decision or for further discussion.

Chairman Gosselin advised it may be open for further discussion.

Lisa Shaw suggested that a deadline be implemented for any additional information that would help the Planning Board make a decision.

Ms. Connors suggested all submittals should be received by the Planning Board by Wednesday March 21, 2018.

**The Board took a five minute recess**

Ms. Connors addressed the Board members in regards to the warrant articles for the proposed amendments to the Millbury Zoning bylaws.

Ms. Connors advised that the first article would eliminate residential zoning from Industrial 1 and Industrial II areas. She explained there are a lot of health risks associated with residential areas being allowed in these two industrial zoning districts.

Jeff Raymond asked if this particular article stemmed from the situation at 239 Riverlin St. Ms. Connors advised it did however, this property would be grandfathered from the zoning change.

Mr. Raymond feels that by removing this issue the town would be cutting off future uses should the need arise again. He also feels by changing this bylaw it is the result of a reaction to a single situation and the wrong reason to react.

Ms. Connors advised that the point of zoning is to separate residential from industrial uses.

Chairman Gosselin clarified that sometimes situations come up that may have been missed in the past and need to be addressed at the current time so they can be corrected.

Ms. Connors addressed the next articles relating to the bylaws for marijuana and marijuana facilities and cultivation.

Regarding design standards and siting requirements, she advised the Board that she has added the 500 foot buffer to include other marijuana establishments or registered marijuana dispensaries except for marijuana facilities that are owned or leased by the same operator.

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Mr. Cote asked if she would address this issue with town council and wonders if there is a precedent to any other business having a buffer.

Ms. Connors also advised under the Design Standards and Siting Requirement, item 6, at the advice of Town Council she changed the language from educational to *promotional/advertising*.

Regarding the Transfer/Discontinuance of Use, Ms. Connors advised she had removed the language relating to Special Permit being required. She stated town council advised to remove that language however the Board asked that she add that language back into the bylaw.

Ms. Connors advised the Board that Town Council could not provide a solid answer regarding the issue of Quota relating to how many special permits can be issued for marijuana retailers. The board suggested we keep the special permit to one.

Jeff Raymond asked for clarification on marijuana retailers not exceeding 20% of the number of licenses issued within Millbury for the retail sale of alcoholic beverages not to be drunk on the premise where sold. He questioned how we came up with that number. Ms. Connors verified the Town Manager confirmed 3.

Mr. Raymond asked what would happen after the moratorium date passes and we still have not passed bylaws. Ms. Connors advised if there are no bylaws in place then a recreational marijuana facility could apply to be located anywhere retail business is allowed.

Ms. Dotson reminded Mr. Raymond that the bylaws are dictated by the state.

Mr. Raymond feels that at the speed of which marijuana issues are moving the town may be locking themselves into these bylaws.

Ms. Connors advised bylaws can be changed every year. If we didn't have regulations in place the issues wouldn't need to come to the Planning Board and we wouldn't have any control. She also stated by implementing the bylaws we are protecting the well-being of the town.

Ms. Dotson stated we need to offer some protection to the children of the community.

Mr. Raymond feels the Board is being too restrictive with the bylaws.

Mr. Raymond asked if the Board can oppose the name of the business and asked for clarification before town meeting.

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Edd Cote made a motion to continue the public hearing to March 26, 2018 at 8:30p.m., seconded by Paul Piktelis, voted unanimously.

**Minutes**

Edd Cote made a motion to accept the minutes of February 12, 2018 with the corrections expressed by Ms. Dotson, seconded by Paul Piktelis, voted unanimously.

**Other Business**




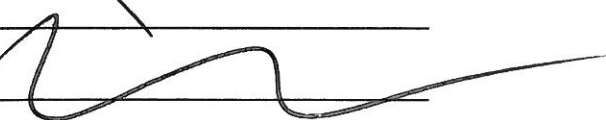
**Adjournment**

Paul Piktelis made a motion to adjourn, seconded by Edd Cote, voted unanimously. Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:

  
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## Laurie Connors

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**From:** Ann Swanson  
**Sent:** Monday, March 12, 2018 2:04 PM  
**To:** Laurie Connors  
**Subject:** FW: Request to Add Topic to Conservation Commission Agenda: Industrial I Rezone

**From:** Courtney Burack [mailto:cburack@gmail.com]  
**Sent:** Monday, March 12, 2018 1:41 PM  
**To:** conservation  
**Cc:** Ann Swanson; cburack@gmail.com  
**Subject:** Request to Add Topic to Conservation Commission Agenda: Industrial I Rezone

Good Afternoon,

By way of introduction, my name is Courtney Burack and I moved into the Casa Verde Villages (a new, 98 lot development) in Millbury in September of 2017. On behalf of our development, I would like to request that the following matter be added to the agenda of your next meeting, which I believe will take place on Wednesday, March 21<sup>st</sup>. **Please advise as to whether you can accommodate, and if so, if the public is able to attend such meetings or if they are members-only.**

The Casa Verde community has learned that the land of PJM Family Enterprises ("Murgo"), which abuts our development, had been improperly used as a terminal to house 45 rubbish trucks, which Murgo believed to be a grandfathered right of theirs. This was brought to the attention of the Millbury Zoning Board, and Judge Howard Speicher ruled in our favor, determining that Murgo's use of his land for such was "arbitrary and capricious and legally untenable." As such, Murgo is in the process of moving his rubbish transportation business to an alternate location.

Murgo (via Attorney Peter F. Keenan Jr.) is now attempting to rezone the Millbury portion of his property from a Suburban IV zone to an Industrial I zone, through an Article to be presented at the Millbury Annual Town meeting.

Our community is vehemently opposed to the idea of the land abutting our development being used for Industrial purposes. We all moved our families into Millbury under the guise that our neighborhood would remain quiet and residential, and that the town would be focused on preserving Millbury's natural resources. Our development is already in close proximity (1 mile) to Wheelabrator Millbury, to add an industrial zone behind our homes and the backyards our children play in would be problematic.

Additional concerns of ours include the following:

1. Proposed rezoning Industrial-1 abuts and contains protected aquifer regions. Under the zoning bylaws, aquifer land cannot be used for petroleum or fuel products, or for facilities to store hazardous waste, e.g. that could be found in garbage (Zoning Bylaws[1] pp. 99-101). These could/would normally be done by a trucking company like Murgo that houses garbage trucks. Furthermore, rezoning to industrial-1 would open the potential for other uses that violate aquifer protections such as these examples from Zoning Bylaws pp. 38-40: an airfield or heliport, earth removal, and manufacturing/processing (e.g. a plastics plant). See map below for zoning and overlay districts.





# TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-4754 • FAX. 508 / 865-0857

## PLANNING BOARD AGENDA

March 12, 2018

- 7:00 p.m. Thomas Stratford, Mid State Properties LLC, 239 Riverlin St – Site Plan Review and Storm Water Management Permit Public Hearing – Continued
- 7:15 p.m. 58 West Main Street Multi-family Special Permit/Stormwater Permit Public Hearing
- 7:45 p.m. Zoning-related Warrant Articles Public Hearing

New Business:

Other Business:

- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

RECEIVED  
TOWN CLERK  
MILLBURY, MASS  
18 MAR - 7 AM 11:42

**SIGN-IN SHEET**

Public Hearing Zoning Related Warrant Article Fabric Hearing

Date/Time 3-12-18 @ 7:45 PM

I WISH TO SPEAK

NAME	ADDRESS	YES	NO
1 Carney Buraek	89 Westview (Millbury)		X
2 Jason Buraek	"	X	
3 Jeff Raymond	1 Collins Rd	X	
4 Frank Morgan	25 Forest Dr		
5 Patrick J Burt	15 ST Green	X	
6 Susan Morgan	62 Ashland St - Helix - Sta		X
7 Scott Morgan	62 Ashland St Helix Sta		X
8 Lisa Taillefer	43 Skyview Dr		X
9 David Taillefer	43 Skyview Dr		X
10 Sasha Piccelli	40 Westview Ave		X
11 Bruce Mendelsohn	11 Nightview Pl		
12 Youssef Tawak	9 Night view Pl		X
13 Brenda Hurd	2 Skyview Dr		
14 Paula Riley	7 Nightview Place		X
15 Heather Tuterf	15 Carl Street Keenan Dr Wm	X	
16 Debra Howard	23 Westview Ave		X
17 Amanda Attari	22 Nightview Pl.		X
18 Sophia Ambe	22 Nightview Pl.		X
19 Dan Wilezinski	24 Nightview Pl		X
20 Marty Lind	512 Centre Pl Station		X



SIGN-IN SHEET

Public Hearing  zoning related warrant Article  
 Date/Time  9-12-98 @ 7:45

I WISH TO SPEAK

NAME	ADDRESS	YES	NO
1 Jennifer Sullivan	28 Nightview Pl		<input checked="" type="checkbox"/>
2 Venkatesh Jawaharick	1 Skyview Dr		<input checked="" type="checkbox"/>
3 Chars Weagle	34 Westview		<input checked="" type="checkbox"/>
4 Meaghan Dunin	2 Nightview Place		<input checked="" type="checkbox"/>
5 Sheila Resendes	37 Westview Ave		<input checked="" type="checkbox"/>
6 Dominic MURGO			
7 Wandaell Powell	12 Nightview Place		<input checked="" type="checkbox"/>
8 Matt Griffith	2 Nightview Place		<input checked="" type="checkbox"/>
9 Absene Rowley	12 Nightview Place		<input checked="" type="checkbox"/>
10 Sean Stephan	52 Westview Ave		<input checked="" type="checkbox"/>
11 Szan Cybulski	41 Skyview Drive		<input checked="" type="checkbox"/>
12 Peggy Holclash	41 Skyview Drive		<input checked="" type="checkbox"/>
13 JANEI BEOUSIAN	Mendoc		<input checked="" type="checkbox"/>
14 Alex Bedrosian	19 Nightview place	<input checked="" type="checkbox"/>	
15 Britzany Lane	19 Nightview Place		
16 Christopher Donahue	21 Nightview Place		
17 Michael <del>Stevens</del> Petrides	22 Westview Ave		<input checked="" type="checkbox"/>
18 Danielle Burkart	17 Nightview Place		<input checked="" type="checkbox"/>
19 Michael Gas Pedro	21 Nightview Place	<input checked="" type="checkbox"/>	
20 Aaron Churchill	17 Nightview Place		<input checked="" type="checkbox"/>

**SIGN-IN SHEET**

Public Hearing Zoning Related Articles Table Tennis  
 Date/Time 3-18-18 @ 7:45pm

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1 Jean Paul baling Garena	4 Skyview Drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 MIGUEL DURAN	1 NIGHTVIEW PL	<input type="checkbox"/>	<input type="checkbox"/>
3 CHANDRANO RATISNA	26 NIGHTVIEW PL	<input type="checkbox"/>	<input type="checkbox"/>
4 JAMES STEWART	21 WESTVIEW AVE	<input type="checkbox"/>	<input type="checkbox"/>
5 Alrmed Abraba	20 Nightview Place	<input type="checkbox"/>	<input type="checkbox"/>
6 Jim Pouppe	55 WESTVIEW AVE	<input type="checkbox"/>	<input type="checkbox"/>
7 Luis Padilla	50 Westview Ave	<input type="checkbox"/>	<input type="checkbox"/>
8 Yanna & Winston	10 Westview Ave	<input type="checkbox"/>	<input type="checkbox"/>
9 Cathy + Bill Sweeney		<input type="checkbox"/>	<input type="checkbox"/>
10 Falguni Patel	31 Westview Ave	<input type="checkbox"/>	<input type="checkbox"/>
11 Heather Thompson	11 Nightview Place	<input type="checkbox"/>	<input type="checkbox"/>
12 Steve Greenwald		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13		<input type="checkbox"/>	<input type="checkbox"/>
14		<input type="checkbox"/>	<input type="checkbox"/>
15		<input type="checkbox"/>	<input type="checkbox"/>
16		<input type="checkbox"/>	<input type="checkbox"/>
17		<input type="checkbox"/>	<input type="checkbox"/>
18		<input type="checkbox"/>	<input type="checkbox"/>
19		<input type="checkbox"/>	<input type="checkbox"/>
20		<input type="checkbox"/>	<input type="checkbox"/>

SIGN-IN SHEET

Public Hearing Thomas Stafford-Mid. State Properties

Date/Time 3-13-15 @ 7:00pm

NAME	ADDRESS	I WISH TO SPEAK	
		YES	NO
1			
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SIGN-IN SHEET

Public Hearing 58 West Main St

Date/Time 3-12-18 @ 7:15pm

I WISH TO SPEAK

NAME	ADDRESS	YES	NO
1 <u>Rebecca Morgan</u>	<u>R of rule st</u>		<input checked="" type="checkbox"/>
2 <u>Jojo Morgan</u>	<u>8 Gould St</u>		
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