



Town Clerk
Town of Blackstone

Meeting Minutes Town Of Blackstone Planning Board Meeting

January 8, 2026, 7:00 PM
15 Saint Paul St., Blackstone MA 01504

FEB 09 REC'D

Time: _____
RECEIVED

Zoom Link: <https://us06web.zoom.us/j/86953520286?pwd=b7TRWrraVNvMMXE0JpZE8c1sxC69HL1>
Meeting Id: 869 5352 0286 Passcode: 524405

The public can view this meeting:

- In person
- Blackstone Town Channel 8
- Stream via Town of Blackstone website; <https://www.townofblackstone.org>

1. Roll Call/Meeting to Order

The meeting was called to order by Chairman Paul Marvelle at 7:00 PM. Attending were Chairman Paul Marvelle, Vice Chairman Owen Bebeau; members Kirk Van Dyke, Joe Belrose, and Joe Emidy. Also attending was Gino Carlucci, PGC Associates, LLC, consultant for the town of Blackstone. Absent was Mike Savard. Motion to open meeting by Vice Chairman Owen Bebeau and seconded by Joe Belrose. Motion passed unanimously.

2. Public Comment/Citizens Good & Welfare:

Attorney Dan Doyle, 5 State Street, Blackstone. Mr. Doyle is interested in purchasing the old Federated Church in Blackstone, located in the Waterford district, on the corner of Blackstone St. and Main St. He is interested in knocking down the property, but using the same footprint, build a two-story office building housing four offices in a two story modern complex. Mr. Doyle is concerned about the parking requirements for a building approximately 28ft. x 60ft. that would require, according to current by-laws, possibly 12 parking spaces. There may be only 8 spaces for parking and therefore he may need a waiver.

3. New/Old business:

a. Special Permit Application 32 Goddard St. Sub-division continued...

Absentee presenter. Waiting on engineering; applicant's lawyer will get back to the board with an update. Paul suggested to table to February's meeting. Motion to table discussion of 32 Goddard St. Sub-division to February 5th by Vice Chairman Owen Bebeau and seconded by Kirk. Motion passed unanimously.

b. Discussions of special permit & site review applications for 98 Canal Street continued...

Absentee presenter.

c. Discussion of Land Disturbance Permit for 28 Farm Street continued...

Mr. & Mrs. Chris Palmer, owners, were present. Vinny Tirone, Blackstone Building Inspector and Code Enforcer spoke and noted that there is no land disturbance at 28 Farm Street .

The Palmers complained about water discharge to their property from Putnam Street and Whipple Ave. Chairman Marvelle suggested that they address that problem with Blackstone's DPW.

d. Discussion on the Central Massachusetts Regional Planning Commission (CMRPC) CY2026 Request for Resources package

No discussion.

e. Discussion to review MGL 40a Section 6 to determine if amendments to Zoning Bylaws are required

Gino summarized the changes he made, along with comments and suggestions regarding consistency with by-law changes and intensity of use of ADUs and restrictions. He added a section "m" to by-laws that requires side and rear yard footage, fitting the village overlay requirements.

A motion was made by Owen to have Gino prepare a new draft that would be submitted to the Board of Selectmen in time for Town Meeting, seconded by Kirk. More discussion to follow at February 5th meeting. Motion passed unanimously.

4. Correspondence:

No correspondence.

5. Acceptance of Meeting Minutes

Motion to accept November's meeting minutes by Kirk, seconded by Joe. Owen abstained. Motion passed 3/0.

Motion to accept December's meeting minutes by Owen, seconded by Paul. Joe Belrose and Kirk abstained. Motion passed 2/0.

6. Payment of Bills:

- A motion was made by Kirk and seconded by Owen to pay Gino at PGC. Motion passed unanimously.
- A motion was made by Owen Bebeau and seconded by Joe Belrose to pay Liz McGeough, recording secretary, for November and December meeting minutes. Motion passed unanimously.

7. Matters that the Chairman/Vice Chairman of the Board did not reasonably anticipate 48 hours prior to the scheduled meeting:

- Paul mentioned that task requirements for Old Lincoln Street are completed. There is still no road but a modified "street", so the question is, will there be a building permit issuance?
- Paul announced another interviewee for Town Planner. The candidate is knowledgeable but has only one-year experience. Paul reminded the board that a new hire would be on a six-month probation period as part of the hiring process.
- Joe Belrose asked Paul if Howard Bailey forwarded any correspondence regarding the ledge removal at Pickering Road. Paul replied that he has not. Owen motioned to contact Mr. Bailey and ask for an update on the ledge work, removal, and timeframe. Motion seconded by Joe Belrose. Motion passed unanimously. Paul will direct Brittany to compose a letter for Howard requesting an update on the ledge removal.

8. Good & Welfare for the Board:

Joe indicated that the town received the \$7K grant from CMRPC. Paul noted that Town Administrator Chad Lovett wishes to wait on applying for additional funds; there is additional funding for projects available quarterly.

9. Adjournment: On a motion made by Kirk and seconded by Owen, the Planning Board voted to adjourn. Motion unanimously approved.

Time: 07:38:07 P.M. **Meeting minutes submitted by:** Elizabeth McGeough

The next Planning Board Meeting is scheduled for February 5, 2026