



TOWN OF MILLVILLE
Planning & Zoning (P&Z) Commission
Meeting Minutes
October 9, 2025 @ 7:00 p.m.

Commissioners Present: Chairperson Michael Burgo, Pat Plocek, Cathy Scheck, and Marshall Gevinson. **Town/Trade Employees Present:** Andrew Lyons GMB, Town Manager Eileen Scerra, Facilities and Building Administrator James Simpson, Town Clerk Trish Marcules. **Absent:** Tim Roe

1. Call Meeting to Order: Chairperson Michael Burgo called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

2. Approval of Meeting Minutes

A. September 11, 2025

Pat Plocek made a motion to approve September 11, 2025, Meeting Minutes. Marshall Gevinson second the motion. Motion passed unanimously 4-0-1.

3. Citizens Privilege – None – No zoom participants.

4. New Business

A. Review and Discuss a Preliminary Site Plan submitted by Beebe Medical Center, Inc. (C/O Bruce Leshine, Esq.) regarding Beebe Medical Center / Creekside Plaza Parking Lot Improvements Site Plan for the proposed addition of 14 parking spaces on the Beebe parcel and a shared use parking easement. The site is located at Northeast intersection of Rt. 26 & Doc's Place on Tax Map Parcels 134-12.00-181.01 and 134-12.00-181.00 and zoned C2.

Rich Polk introduced himself and explained the application for adding 14 parking spaces on the Beebe Medical Center property. He mentioned that additional parking spaces are needed due to increased demand and enhanced services at the facility. Some trees will need to be removed, but the sawtooth oak will be saved due to its uniqueness, and the final pavement elevation will mimic the existing grass level. They also will have curb stops at the end to prevent people from driving off the pavement,

but rest of the parking lot is curb and gutter. The project was reviewed by staff engineers as well as outside consultant.

Mr. Plocek inquired about the possibility of moving the trees instead of cutting them down. Mr. Lyons mentioned they are keeping the big ones and will investigate the others. Mr. Polk discusses the feasibility of moving the trees, noting that some trees are already in decline. Mr. Plocek requested moving the trees if possible and Mr. Polk provided additional details on the tree conditions and why it was best to cut them down. (trunks and bark starting to pull apart, standing in water, starting to fall over, etc)

Mr. Plocek questioned the number of handicap spaces required and Mr. Polk explained that only five were needed, but the property will have nine after the improvement.

Pat Plocek made a motion to move the preliminary site plan submitted by Beebe Medical Center Inc. for 14 additional parking spaces to Town Council. Marshall Gevinson second the motion. Motion passed unanimously 4-0-1.

5. Announcement of next Plan & Zoning Meeting – Thursday, Nov. 13, 2025 @ 7:00 PM

6. Adjournment

Ms. Scheck made a motion to adjourn the meeting. Mr. Plocek second the motion. Motion passed unanimously 4-0-1.

Mr. Burgo closed the meeting at 7:07 P.M.

Respectfully submitted,

Trish Marcules
Town Clerk