

**MILLIS PLANNING BOARD**                      **December 5, 2023**  
**MEETING MINUTES**  
**ROOM 229, VETERANS MEMORIAL BUILDING, 900 MAIN ST., MILLIS, MA**

The meeting was called to order at 7:30 p.m. by Mr. Richard Nichols, Chair.

Members present:     Richard Nichols, Chair  
                              Nicole Riley, Clerk  
                              Alan Handel  
                              James McKay  
                              George Yered, Associate Member

Members Absent:     Bodha B. Raut Chhetry

Also present:         Hari Khalsa, 348 Village St.  
                              William Halsing, PLS, Land Planning, Inc.

**348 VILLAGE STREET – INFORMAL DISCUSSION**  
**CREATION OF ADDITIONAL LOT/PRIVATE WAY SUBDIVISION**

Mr. Halsing, PLS, representing Mr. Khalsa, presented the plan entitled, “Concept Plan Located at 348 Village Street, Millis, MA,” dated November 30, 2023, prepared by Land Planning, Inc. According to Mr. Halsing, Mr. Khalsa is interested in dividing the one lot into two lots for a proposed additional dwelling. A gravel driveway to both dwellings is proposed. Town water would be used, but septic systems for sewage. Mr. Halsing requested that the Board provide some guidance on the concept plan presented.

Mr. Nichols stated that although no application is before the Board on this so no vote will be taken, suggestions can be made. The Fire Department would have to be consulted to be sure emergency access to both homes is sufficient. Mr. McKay stated that Stormwater Regulations would have to be met. He also noted that there is a five-year moratorium on cutting the road as Village Street was recently paved.

When and if Mr. Khalsa wishes to proceed, a Definitive Subdivision application and plan must be filed with the Planning Board.

**OTHER BUSINESS:**

**PERMANENT BUILDING COMMITTEE UPDATE**

Mr. Nichols updated the Board on the Permanent Building Committee’s potential renovation goals for the Middle/High School.

**MINUTES**

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from November 14, 2023, as written.

