

**NOTICE: STATE OF EMERGENCY DECLARATION EFFECTIVE 3-30-20** TOWN HALL IS CLOSED BUT MEETING WILL BE BROADCAST LIVE ON: VERIZON CHANNEL 38, COMCAST CHANNEL 11, AND THE ZOOM VIRTUAL PLATFORM AT:

<https://us02web.zoom.us/j/7424304499?pwd=RU1yMlQwSUkyRVVoNGNIekJkY1ZKdz09>

MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE PUBLIC MEETING BY CONNECTING THROUGH THE ZOOM LINK ABOVE OR:  
Meeting ID: 742 430 4499      Password: MillisPB

**PLANNING BOARD**  
**Tuesday, May 11, 2021 - Veteran's Memorial Building, 7:30 P.M.**  
**VIRTUAL ZOOM AGENDA**

7:30 p.m.      Request for Waiver of Site Plan Review/Approval  
Brian Nichols      - Senior Project – Rebuilding High School Dugout

7:35 p.m.      Request for Waiver of Site Plan Review/Approval  
Steven Chiarizio      - Tangerini's Spring Street Farm; replacement of 2 existing greenhouses

7:40 p.m.      **Emerson Place Definitive Subdivision**  
Robert Fox; Daniel      - (1) Permission to build model homes  
Merrikin, Legacy Eng.      (2) Minor plan modifications/field changes requested by other Boards

7:55 p.m.      **FORM A Application for Endorsement – ANR Plan**  
Southend Farm LLC;      - 10 Evergreen Terrace – subdivide it into 2 lots  
Dan Merrikin, Legacy Eng.

8:00 p.m.      **FORM A Application for Endorsement – ANR Plan**  
David McDonald;      - 2 Frontier Ln. & 351 Orchard St. – to reconfigure 2 existing lots  
Dan Merrikin, Legacy Eng.

8:10 p.m.      **FORM A Application for Endorsement – ANR Plan**  
Robert Santos      - 153 Union St. (Map 23 Lot 14) – division of existing lot into 3 lots

**Other Business:** Approval of Minutes (remote) from April 6, 2021

**Scheduled Meeting(s):**      June 8, 2021

**Pending:**      MCEOD Discrepancy – Zoning Map (committee to be formed)  
Correspondence/Bills

*The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Public Hearings cannot commence **before** the specified time. The Board may address and consider other matters not specified to the extent permitted by law.*

Camille Standley is inviting you to a scheduled Zoom meeting.

Topic: Camille Standley's Zoom PB Meeting

Time: May 11, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/7424304499?pwd=RU1yMlQwSUkyRVVoNGNIekJkY1ZKdz09>

Meeting ID: 742 430 4499

Passcode: MillisPB

One tap mobile

+19292056099,,7424304499#,,, \*989252# US (New York)

+13017158592,,7424304499#,,, \*989252# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 742 430 4499

Passcode: 989252

Find your local number: <https://us02web.zoom.us/j/7424304499?pwd=RU1yMlQwSUkyRVVoNGNIekJkY1ZKdz09>



Brian Nichols Senior Project Dugout  
245 Plain Street  
Millis, Ma. 02054

May 11, 2021

Planning Board  
Town of Millis  
900 Main St  
Millis, Ma. 02054

Re: 245 Plain Street

Dear Members of the Board,

Please accept this letter as a request for a Waiver for Site Plan Approval for the above referenced location. This location is the current location of the Millis High School baseball dugouts, the proposed use shall be new, upgraded dugout. The space consists of 408 square feet, zoning is school/town property. The surrounding area will not be affected by the new dugout. The building permit process will address all issues and concerns that may arise; thereby a Waiver of Site Plan Approval is requested.

Sincerely,  
Brian Nichols



April 19, 2021

Planning Board  
Town of Millis  
900 Main Street  
Millis, MA 02054

RE: Tangerini's Spring Street Farm  
139 Spring Street  
Replacement of 2 existing greenhouses

Dear Members of the Board,

Please accept this letter as a request for a Waiver of Site Plan Approval for the above-referenced location. We intend to take down 2 very old greenhouse structures and replace with one new greenhouse structure. The new greenhouse structure will propagate plants and also allow us to expand on our retail plant sales. The new structure will sit on a concrete pad. The foot print will be the same as where the existing greenhouse structures were. The existing greenhouses are 2800 sq./ft each. The new greenhouse structure is 4032 sq./ft. It will take up slightly less of a footprint than the original two greenhouses did.

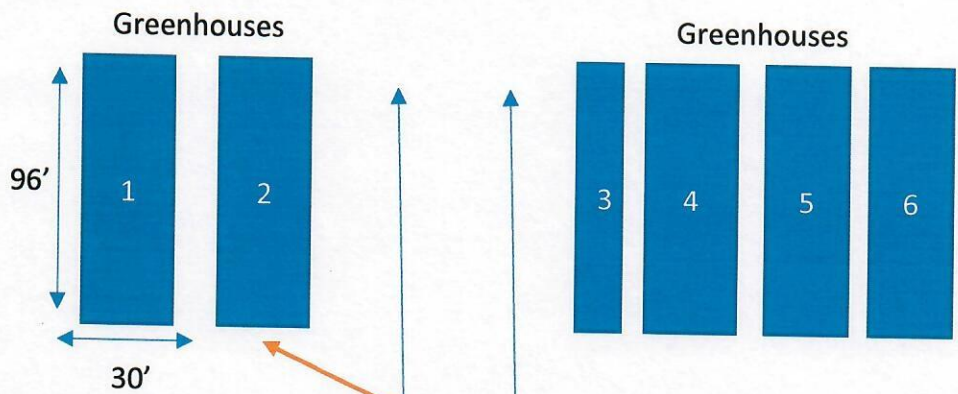
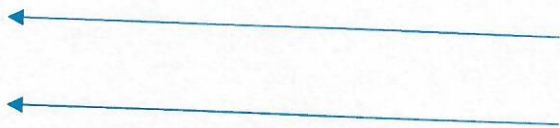
Further, the building permit process will address all issues and concerns that may arise, thereby a Waiver of Site Plan Approval is requested.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Chiarizio". The signature is fluid and cursive, with the first name "Steven" and last name "Chiarizio" clearly distinguishable.

Steven Chiarizio



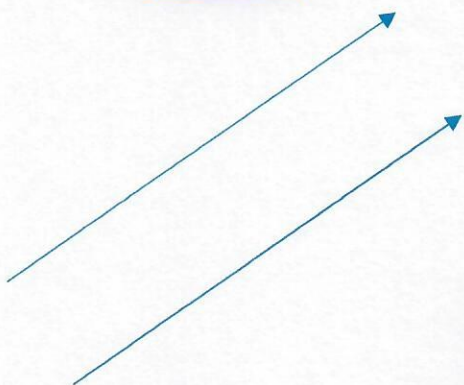


Tool shed/washroom



Cold storages

Greenhouse #1 & #2  
will be taken down.  
A new polycarbonate  
greenhouse will be  
put up in their place.  
New structure is  
48' X 84'



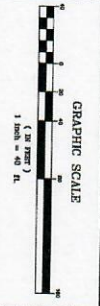
Ice cream



Retail Shop

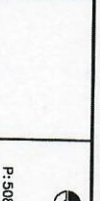


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REVISIONS	
No.	DATE

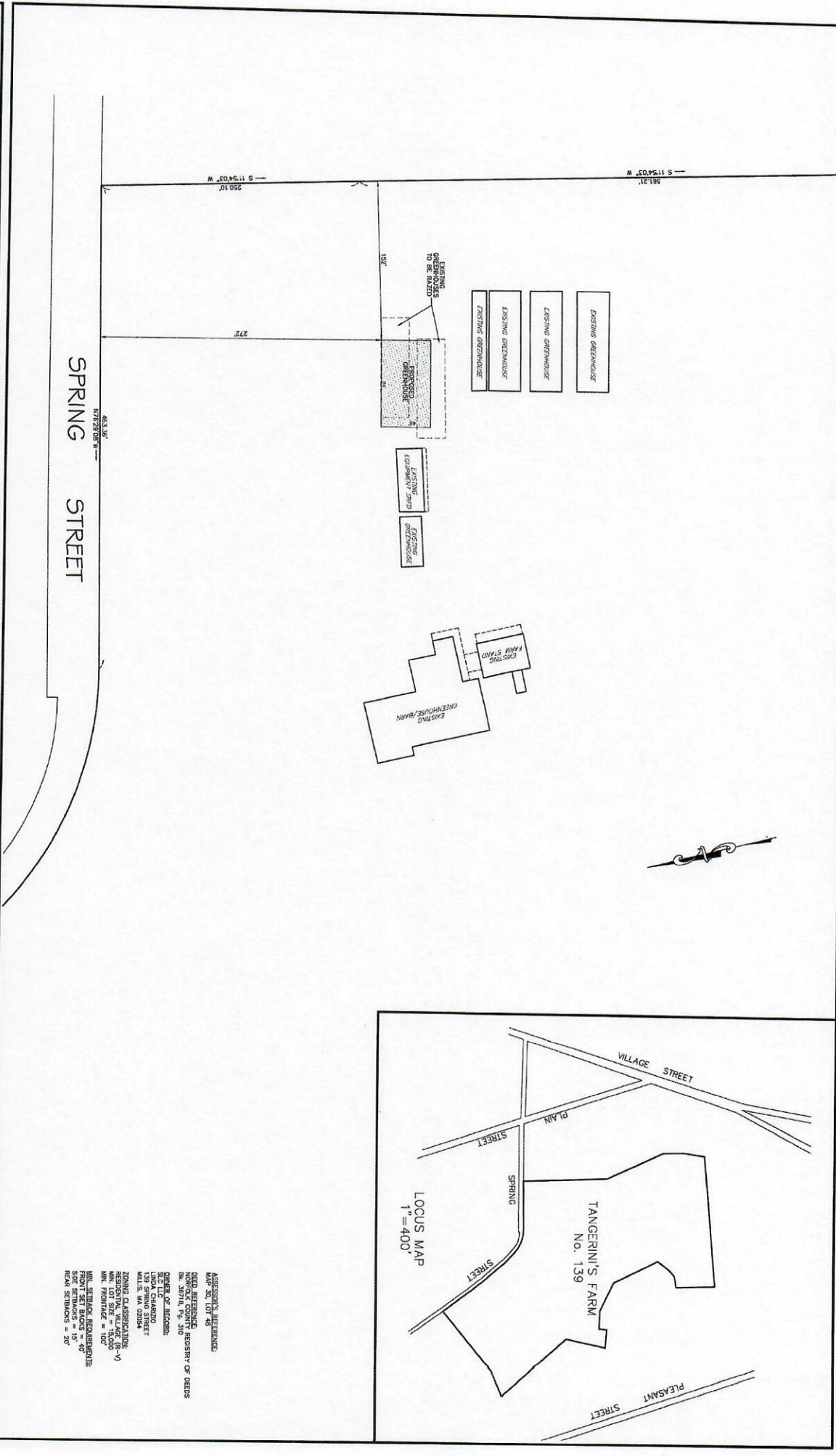
DESIGN	
DRW.	JEF
CHKD.	JEF
RST	JEF



**GLM Engineering, Inc.**  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100 F: 508-429-7160  
www.glmengineering.com

**PROPOSED PLOT PLAN**  
TANGERINE'S FARM  
118 MILLIS MASSACHUSETTS  
PREPARED FOR:  
STEVE CHIARIZIO

JOB No.	17240
DATE	04/23/2021
SCALE	1"=40'
SHEET	1 of 1
PLAN#	27.490



ASSUMPTIONS:  
MAP 35, LOT 4B  
DEED REFERENCE:  
NORFOLK COUNTY REGISTRY OF DEEDS  
BOOK 30716, PAGE 310  
OWNER OF RECORD:  
LINDA CHIARIZIO  
MILLS, MA 02054  
ZONING CLASSIFICATION:  
RESIDENTIAL, VILLAGE (R-V)  
MIN. FRONTAGE = 100'  
MIN. SETBACKS = 15'  
MIN. SIDE SETBACKS = 15'  
MIN. REAR SETBACKS = 20'



## MEMORANDUM

Date: May 6, 2021 Job No.: 7059  
To: Richard Nichols, Chairman of Planning Board  
Cc: Camille Standley, Planning Board  
From: Melissa Recos, P.E., BETA Group  
Subject: **Emerson Place Definitive Subdivision Plan Modifications**

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BETA Group, Inc. (BETA) reviewed the request for minor modifications to the approved plans for the Emerson Place Definitive Subdivision as described in the **Letter to Planning Board**, dated April 30, 2020, prepared by Legacy Engineering LLC. The revised subdivision plans (36 Sheets) are entitled ***Emerson Place, Definitive Subdivision Plan***, dated February 12, 2020, revised September 28, 2020, prepared by Legacy Engineering LLC, Millis, MA

As mentioned in the request letter these revisions came about during the permitting and review process with other Town Boards and had been reviewed at that time by BETA. BETA reviewed the modifications in regard to this request and found the September 28, 2020 plan set acceptable in regard to the listed modifications.

While reviewing the revised subdivision plans, BETA noticed that the proposed streetlight at the May Road/Rolling Meadow Drive intersection is shown on the west side of May Road. Condition #37 of the Planning Board decision calls for the proposed streetlight at the May Road/Rolling Meadow Drive intersection is to be relocated to the east side so that it will illuminate the stop sign. This should be updated on the plan set so that it is not missed during construction.





[dan@legacy-ce.com](mailto:dan@legacy-ce.com)  
508-376-8883(o)  
508-868-8353(c)  
730 Main Street  
Suite 2C  
Millis, MA 02054

April 30, 2021

Planning Board  
900 Main Street  
Town Offices  
Millis, MA 02054

Ref: Emerson Place Definitive Subdivision  
Ridge Street, Millis

Dear Members of the Board:

I am writing to request that the Board accept the attached revised subdivision plans dated September 28, 2020 as a minor modification/field change. After the Board approved the project in June of 2020, a series of minor changes were made at the request of the Select Board, Conservation Commission and Board of Health. The enclosed plans have already been reviewed by BETA for these other Boards.

Note the following summary of changes:

- A drainage easement has been added to Lot 18 for a previously depicted stormwater pipe to Stormwater Basin 2;
- Minor revisions to the May Road profile at Ridge Street and Rolling Meadow Drive based on additional survey information at these intersections.
- Minor changes to the stormwater profiles to match data found in the stormwater report;
- Per the Conservation Commission, the location of the outlet for Stormwater Basin #3 has been moved to avoid having the outfall directly discharge into the wetland replication area. The design function of the basin is not changed by this relocation as the outlet inverts remain unchanged;
- Minor changes to wetland boundaries, vernal pool designations and the final designation of perennial/intermittent status for the three streams on the property as determined by the Conservation Commission;
- Minor changes to the three wetland crossings and associated stream culverts based on the final approval from the Conservation Commission;
- Per the Select Board's water/sewer peer review consultant, a sewer manhole has been added in Ridge Street and the gravity sewer pipe slopes were reduced from 0.005 to 0.004 to allow for more cover over the sewer mains. Note that the previously granted waiver from the 7'





[dan@legacy-ce.com](mailto:dan@legacy-ce.com)  
508-376-8883(o)  
508-868-8353(c)  
730 Main Street  
Suite 2C  
Millis, MA 02054

cover requirement is still needed even though the revised design increases cover over the sewer mains; and

- Information has been added to sheet C-25 regarding the abandonment of the existing hydrant and the relocation of the existing water service at the Ridge Street end of May Road (near station 25+50).

Do not hesitate to contact me if you have any questions or comments.

Sincerely,

LEGACY ENGINEERING LLC

Digitally signed by Daniel J.  
Merrikin, P.E.  
Date: 2021.04.30 09:32:51 -04'00'

Daniel J. Merrikin, P.E.  
President

cc: File







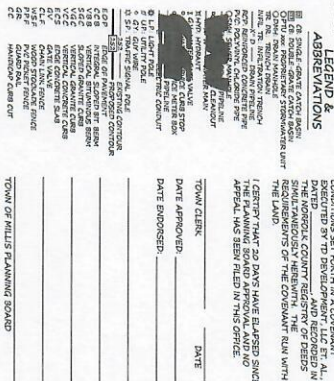
PROPERTY LINE SURVEYED BY COLONIAL ENGINEERING, INC. EXISTING UTILITY INFORMATION BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC.. EXISTING UTILITY INFORMATION DERIVED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.

4. FEATURES OUTSIDE OF THE PROPERTY SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY. PLAN REFINER'S.

6. DEED REFERENCES:
- BOOK 374, PAGE 244 (PARCELS 20-30-623)  
BOOK 374, PAGE 245 (PARCELS 20-30-623)  
BOOK 374-00 PAGE 57 (PARCELS 20-30-623)  
BOOK 374-00 PAGE 57 (PORTION OF PARCELS 20-30-623)  
BOOK 375-00 PAGE 15 (PORTION OF PARCELS 20-30-623)  
LAND COURT DOC. NO. 657495 (PARCELS 20-30-623)  
LAND COURT DOC. NO. 334853 (PARCELS 20-30-623)  
LAND COURT DOC. NO. 334852 (PARCELS 20-30-623)  
(CERTIFICATE NO. 334852)

C-1 COVER SHEET  
C-2 INDEX NOTES, LEGEND, KEY  
C-3 EXISTING CONDITIONS  
C-4 LAYOUT PLAN 1 OF 6  
C-5 LAYOUT PLAN 2 OF 6  
C-6 LAYOUT PLAN 3 OF 6  
C-7 LAYOUT PLAN 4 OF 6  
C-8 LAYOUT PLAN 5 OF 6  
C-9 LAYOUT PLAN 6 OF 6  
C-10 LAYOUT PLAN 6 OF 6  
C-11 BERTSON CONTROL PHASING PLAN 1 OF 6  
C-12 BERTSON CONTROL PHASING PLAN 2 OF 6  
C-13 BERTSON CONTROL PHASING PLAN 3 OF 6  
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C-16 BERTSON CONTROL PHASING PLAN 6 OF 6  
C-17 GOADING PLAN 1 OF 6  
C-18 GOADING PLAN 2 OF 6  
C-19 GOADING PLAN 3 OF 6  
C-20 GOADING PLAN 4 OF 6  
C-21 GOADING PLAN 5 OF 6  
C-22 GOADING PLAN 6 OF 6  
C-23 MAY ROAD PROFILE PLAN 1 OF 5  
C-24 MAY ROAD PROFILE PLAN 2 OF 5  
C-25 MAY ROAD PROFILE PLAN 3 OF 5  
C-26 MAY ROAD PROFILE PLAN 4 OF 5  
C-27 MAY ROAD PROFILE PLAN 5 OF 5

1. HETI APRES 20 JOURS, UNE REUNION SERA ORGANISEE PAR LE COMITE CONSULTANT UNDER ARI (SEE ARIAD NOTES)  
2. OPEN SPACE WILL BE LEFT IN A NATURAL STATE  
3. THE PLANNING BOARD AND F.W. WITHIN THE JURISDICTION OF THE COMMISSIONS CHAIRMAN APPROVED BY THE  
4. CHAIRMAN ALSO THE HOMEOWNERS ASSOCIATION MAY CREATE WALKING/BIKING PATHS THROUGH THE  
5. AREA
- ORDAD NOTES**
- C-28-1 BOARD  
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C-28-3 BOARD  
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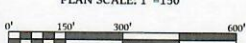
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**LEGACY**  
ENGINEERING

EMERSON PLACE  
DEFINITIVE SUBDIVISION  
INDEX, NOTES, LEGEND, KEY  
PLAN OF LAND IN  
MILLIS, MA

PLAN DATE: FEBRUARY 12, 2020		
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-07-27	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-04-14	DJM
STREAM #1 STATUS NOTES	2020-04-14	DJM
STREAM #1 STATUS NOTES	2020-04-28	DJM

PLAN SCALE: 1"=150'





## Camille Standley

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**From:** Daniel Merrikin <dan@legacy-ce.com>  
**Sent:** Wednesday, May 5, 2021 12:10 PM  
**To:** Camille Standley  
**Subject:** ANR Plans

Hi Camille,

I have two ANR plans. Can you add them to Tuesday's agenda?

1. Southend Farm LLC - 10 Evergreen Terrace - Assessors Parcel 9-32 to subdivide it into two lots.
2. David McDonald - 2 Frontier Lane & 351 Orchard Street - Assessors Parcels 10-1 & 10-70 to reconfigure two existing lots (no new lots).

Dan

Daniel J. Merrikin, P.E.  
President



Legacy Engineering LLC  
(formerly Merrikin Engineering, LLP)  
730 Main Street  
Suite 2C  
Millis, MA 02054

[www.legacy-ce.com](http://www.legacy-ce.com)

[dan@legacy-ce.com](mailto:dan@legacy-ce.com)  
508-376-8883(office)  
508-868-8353(cell)

















A.N.R. SUBDIVISION  
PLAN OF LAND  
IN  
MILLIS, MA

PLAN DATE: MAY 7, 2021	
REVISION	

[illegible]

NO DETERMINATION AS TO COMPLIANCE  
TO ALL ZONING REQUIREMENTS HAS  
BEEN MADE BY THE PLANNING BOARD.

MILLS PLANNING BOARD

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STATE OF ENVIRONMENT: \_\_\_\_\_

APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED.

PLAN 647-24

PLAN/DEED REFERENCES  
DEED 25956-344  
DEED 87217-248

JOHN McDONALD  
26 BROKEN TREE ROAD  
MEDWAY, MA 02053

ZONING CLASSIFICATION  
RESIDENTIAL R-T  
OWNER/APPLICANT

MAP AND PARCEL NUMBERS:  
PORTION OF MAP 30, PARCELS 1 & 70

PROFESSIONAL LAND SURVEYOR

DATE: \_\_\_\_\_

PREPARED IN CONFORMANCE WITH THE  
RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS.

29. I CERTIFY THAT THIS PLAN HAS BEEN  
REDACTED IN CONFORMANCE WITH THE

BEING A SUBDIVISION OF LOTS 8E & 8F  
AS SHOWN ON PLAN BOOK 697 PAGE

---

FOR REGISTRY USE

1



United  
Consultants, Inc.  
850 Franklin Street Suite 11D  
Wrentham, MA 02093  
508-384-6560 FAX 508-384-6566

May 5, 2021

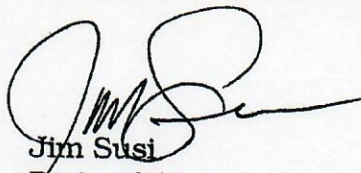
Millis Planning Board  
900 Main Street  
Millis, MA 02054

Map 24 Lot 14 Union Street 153 Union St.

The subject parcel is located in the Residence-Village zone.

All of the proposed lots have frontage on an existing public way, namely Union Street, which is a county layout.

All of the proposed lots have the required frontage and lot area in accordance with the dimensional requirements.



Jim Susi  
Project Manager



**Form A**  
**Application for Endorsement**  
**Of Plan Believed not to Require Approval**

File one completed form with the Planning Board and one copy with the Town Clerk, in accordance with the requirements of Section 3.1., at least 24 hours before a regularly scheduled meeting of the Planning Board.

Millis, Massachusetts, \_\_\_\_\_ 20\_\_\_\_

To the Planning Board:

The undersigned, believing that the accompanying plan of his property, in the Town of Millis, does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval, under the Subdivision Control Law, is not required.

1. Name of Applicant Robert Santos  
Print or Type

  
Signature

Address 7 Meadow Parkway Franklin, MA 02038

2. Name of Owner Sheila Nelson  
Print or Type

  
Signature

Address 230 Long Swamp Road Labanon, ME 04027

3. Name of Engineer or Surveyor United Consultants, Inc.

Address 850 Franklin Street Suite 11 Wrentham, MA 02093

4. Deed of property recorded in Norfolk County Registry,

Book 1767 Page 41

5. Location and Description of Property, including assessor's map & parcel number:  
Map 24 Parcel 14

6. Reason for Application Division of existing lot

\_\_\_\_\_

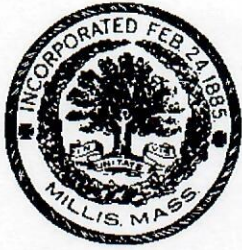
Date of Submission \_\_\_\_\_

Town Clerk \_\_\_\_\_  
Signature









# TOWN OF MILLIS

James McCaffrey, Chair  
Pete Jurmain, Vice Chair  
Erin T. Underhill, Clerk  
Michael J. Guzinski, Town  
Administrator

Economic Development & Planning Director  
Veterans Memorial Building  
900 Main Street • Millis, MA 02054  
Phone: 508-376-7040  
Fax: 508-376-7053  
rweiss@millisma.gov

TO: MILLIS PLANNING BOARD  
FROM: ROBERT WEISS, ECONOMIC DEVELOPMENT & PLANNING DIR.  
Cc: Town Administrator, Select Board, DPW, Building Dept., ZBA Chair,  
Operations Support Mgr., Permanent Building Comm. Chair, Economic Development Comm.  
Chair, Board of Health, Town Clerk, Community Preservation Comm. Chair, Town Assessor,  
Conservation Commission Chair  
DATE: MAY 11, 2021  
RE: MONTHLY UPDATE ON DEVELOPMENT PROJECTS (Additions and changes in blue)

## Barberry Homes/Bridge Street

The Dover Road Residences is still under agreement with CA Senior Living. Planning on re-starting construction in spring of 2021, with design modifications. Construction activity is taking place. Water & sewer connections continue on Bridge St. They have filed for all permits, which are still under review. **Work that is planned for the public right-of-way is not yet up to Town standards and under review – plans are also still under review.**

## Toll Bros. / Orchard St.

The Conservation Commission has extended the three orders of conditions for three years. The owners are progressing on Phase 3B. A flooding issue stemming from the parking lot run off is leading to icing on Orchard St. Conservation Commission and the developer seemed to have resolved the issue. Toll Bros. requested 18 new water and sewer connection applications. **After careful consideration, the Conservation Commission has given the developer the go ahead for Phase 3. Clearing and stumping has begun .**

## Orchard Street

Final repairs to the leaking sewer force main have been made, allowing residents to hook up. **Air release valves to be installed to assure proper sewer functioning.** There are 8 applicants. The gas company is installing 10 services on Orchard.

## Cannabis Business

617 Therapeutics, 1073 Main St.: manufacturing. The developer is circulating documents needed for his building permit. **The application and plans are under review.**



GTE, LLC, 1480 Main St.: manufacturing and cultivation. The Host Community Agreement has been signed. They reached out to the Building Commissioner to begin permitting. No permit has been applied for yet.

Advesa Wellness, 1375 Main St.: manufacturing. The Host Community Agreement has been signed.

1375 Main St., (Colt Manufacturing Solar)

Invaleon Technologies, of Haverhill, Mass., was issued a permit for a carport solar canopy, 2/22/21. [Construction is in process.](#)

114 Union Street.

Demolition of Herman Shoes building and materials removal completed. They have submitted their Comprehensive Permit application (5/13/2020) and project developers presented to public hearing at the 10/21/2021 meeting of the Zoning Board. [Will be continued to ZBA's May hearing. Engineering peer review continues.](#) There are PFAS issues in the immediate area and testing is being carried out. [The peer review of the project included a recommendation that a Request for Determination of Applicability application would have to be filed with the Conservation Commission for the proposed project. Nothing has been filed with ConComm yet.](#)

Woodlands (Cottage Ave./Tresca)

The Select Board approved their water & sewer application subject to peer review approval and the developer's agreement to reconstruct the Dover Rd. pump station. [Developer and his engineer to meet](#)

232 – 248 Main St, Larch Rd., Dwight St.

The Select Board voted to support the project at its October 26, 2020 meeting and signed the Application for Comprehensive Permit. Dept. of Housing & Community Development notified the Town of the developer's application. The Town, through its Select Board has responded to the Dept. of Housing and Community Development's notice for a Local Initiative Project with a letter of support to DHCD. The process now moves to the Zoning Board approval process.

7 Water St., DPW building

The mechanic's/wash bay foundations have been poured in preparation for framing. [Staff building structure is complete but not yet weathered in. Infrastructure mostly completed, though no utilities are hooked up, yet.](#)

376 Orchard St.

The Planning Board approved a Special Permit application with a site plan approval to construct a school building and appurtenances at the existing school site. Developer applied to Select Board for stormwater management and land disturbance permit, which was approved Feb. 9<sup>th</sup>.

1344 Main St./ Cobble Knoll Estates

25 units of single family duplexes and townhouses for homeownership. 5 units to be affordable. Located in an I-P-2 zone. [The final LIP application has been filed with DHCD along with the Small Project Exception support of the Select Board.](#)



#### Emerson Place

The developer plans on beginning road construction in the Winter. Pre-construction meeting happened 4/28/21 – developer to start clearing trees.

#### Chapter 90 Funding

Passed town meeting Total amount of \$143,805.23 approved.

#### Town Center Planning Initiative

The Town's application to Mass Development for a Real Estate Technical Assistance grant was responded to with a study to be undertaken by the Urban Land Institute's Technical Assistance Panel. The request is for assistance in creating a planning process for the Town Center. The study area lies within Auburn Rd., Curve, Union, and Main streets. The Panel will culminate its study with an onsite tour and stakeholder's sessions on June 25<sup>th</sup>, 26<sup>th</sup>, and its presentation to the Town on June 28<sup>th</sup>.

#### Bigelow Farms Solar

Pope Energy, a Massachusetts based solar energy developer, propose the development of a ground mounted solar array in a residential zoning district. Town Meeting approved Article 21, Zoning Bylaw Amendment for an overlay district with amendment for setbacks for all related solar poles/ arrays etc. to 200 Feet from abutters.

#### 377 Village St.

23 acres of agricultural land (Development Use: tillage, forage). The owner is looking to sell the property. The property falls under state's Chapter 61A, therefore the Town is considering its right-of-first-refusal options to purchase it.

Article 20 - Purchase of 23 acres of land for unrestricted Town use for \$1M was approved. Typical language to protect the Town will be added to purchase and sales agreement.

#### Hickory Hills Subdivision

Applied for street acceptance of Teresa, Debra, and Pearl streets at Town Meeting. Action on the application has been postponed until the November Town Meeting.

PFAS remediation Article # 15 design for Deangelis well ( \$200,000.00) and wells 3-6 ( \$255,600.00) approved

Complete funding for the treatment plant is planned for the November 2021 town meeting.

Article 22 ( Parking space size requirement reduction) and Article 23 (Compact car spaces) were not passed at Town meeting

Article 24 Marijuana delivery - Town meeting voted to limit brick and mortar delivery services to I-P-2 district with other Marijuana businesses.



**MILLIS PLANNING BOARD                      April 6, 2021**  
**MEETING MINUTES**  
**VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM**

The remote meeting was called to order at 7:35 p.m. by Mr. Richard Nichols, Chair.

Members present:     Richard Nichols, Chair  
                              Nicole Riley, Clerk  
                              George Yered  
                              Bodha B. Raut Chhetry  
                              Alan Handel

Camille Standley – Administrative Assistant

Members Absent:     Joshua Guerrero, Associate Member

Also present:           Robert Weiss, Economic Dev. & Planning Director  
                              Atty. Kate Feodoroff, Mead, Talerman & Costa, LLC, (Town Counsel)  
                              Daniel Merrikin, P.E., Legacy Engineering  
                              Mark Howe

**PARKING DIMENSIONS & COMPACT CAR PARKING BYLAW AMENDMENTS,**  
**PUBLIC HEARING, CONT.**

The public hearing continuation was opened at 7:35 p.m. with notice being read by Ms. Riley, Clerk.

**Zoning Bylaw Amendment – Parking Dimensions:**

Mr. Nichols presented the proposed bylaw amendment to reduce the parking space dimensions. He summarized the reason for the amendment due to the numerous waiver requests for parking. He stated that the Police Chief had no objection to changing the sizes of the parking spaces. Ms. Riley stated that an example of something in lieu of a waiver is more appropriate when there is a larger financial difference; for example, when a developer for a subdivision requests waivers for trees and sidewalks. In this instance, she said, the Planning Board requests donations to the Town's Sidewalk and Tree Funds.

**Zoning Bylaw Amendment – Compact Car Parking:**

Ms. Riley presented the proposed Compact Car Parking bylaw. These were prepared after review of State requirements and guidance from SWAP. Encouraging compact cars and less impervious area benefits the environment. This is an option that a developer can pursue.

There were no questions or comments on the proposed Compact Car Parking Bylaw Amendments.

There being no further discussion, on a motion made by Mr. Nichols, seconded by Mr. Yered, it was unanimously voted to close the public hearing on the proposed Parking Dimension Bylaw Amendment article AND the proposed Compact Car Parking Bylaw Amendment article at 7:44 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye.



**MILLIS PLANNING BOARD**                      **April 6, 2021**  
**MEETING MINUTES**  
**VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM**

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to **recommend approval of Article 22: Zoning Bylaw Amendment – Parking Dimensions, AND Article 23: Zoning Bylaw Amendment – Compact Car Parking** as written for the May 1, 2021 Town Meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye.

**PROPOSED AMENDMENTS TO LARGE SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS BYLAW - AGRICULTURAL, PUBLIC HEARING**

The public hearing was opened at 7:45 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Nichols presented the proposed bylaw amendments to allow for Large-Scale Ground-Mounted Solar Photovoltaic Installations in districts other than Industrial on agricultural/farmland, provided certain criteria are met. There were no questions or comments on the proposed Bylaw Amendments.

There being no further discussion, on a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to close the public hearing on the proposed Large-Scale Ground-Mounted Solar Photovoltaic Installations for Agricultural Use Amendment article at 7:49 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. (Mr. Raut Chhetry was no longer in attendance).

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to **recommend approval of ARTICLE 21: Zoning Bylaw Amendment – Large-Scale Ground-Mounted Solar Photovoltaic Installations for Agricultural Use** as written for the May 1, 2021 Town Meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. (Mr. Raut Chhetry was no longer in attendance).

**PROPOSED AMENDMENTS TO RECREATIONAL MARIJUANA ESTABLISHMENTS BYLAW, PUBLIC HEARING**

The public hearing was opened at 7:50 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Nichols introduced Atty. Kate Feodoroff who presented the proposed bylaw amendments to the Recreational Marijuana Establishments Bylaw. She stated that the State regulations (CCC) were amended to allow for new uses - two types of delivery licenses since Millis last amended its bylaw: delivery operator and delivery courier. The Millis Zoning Bylaw regulates “Marijuana Establishments” as they are defined in 935 CMR 500. The new state regulation amendments modified the definition of “marijuana establishments” to specifically include “delivery licensees,” so in turn, Millis now regulates delivery licensees. By amending the “Marijuana Establishments” definition, the Town is centralizing all locations of marijuana uses in Town to the I-P-2 district.



**MILLIS PLANNING BOARD**  
**MEETING MINUTES**  
**VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM**

**April 6, 2021**

There being no further discussion, on a motion made by Mr. Nichols, seconded by Mr. Yered, it was unanimously voted to close the public hearing on the proposed Marijuana Establishments Amendment article at 7:59 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to **recommend approval of ARTICLE 24: Zoning Bylaw Amendment – Marijuana/Cannabis Delivery** as written for the May 1, 2021 Town Meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye.

**1178 MAIN STREET – INFORMAL DISCUSSION**  
**CONCEPT DEVELOPMENT PLAN**  
**DANIEL MERRIKIN, MERRIKIN ENGINEERING**

Mr. Merrikin, representing the developer, Mr. Mark Howe, presented a plan entitled, “Progress Print, 1178 Main Street, Layout Plan of Land in Millis, MA,” dated March 31, 2021, prepared by Legacy Engineering. This property is part of the newly expanded MCEOD Overlay District. Mr. Merrikin stated that this parcel has been vacant for a long time and the applicant would like to construct a residential development with a two-story, twelve unit apartment building and three duplexes.

Mr. Nichols asked if there would be any low income units for housing. Mr. Merrikin stated that they would look into it.

The Board, along with Mr. Weiss was in favor of the proposal. Mr. Weiss stated that it has “great possibility.” Architecture was discussed. Mr. Merrikin stated that the building would not face Main Street, however, the façade will look like it is front-facing. Mr. Merrikin wanted to be sure the Board would be interested in such a project before going forward with design.

**FORM A APPLICATION – APPROVAL NOT REQUIRED**  
**CAUSEWAY STREET – RIVENDELL ROAD**  
**STEPHEN SILVER**

The Planning Board was in receipt of an ANR application and plan from Mr. Stephen Silver for 227 Causeway Street. In an email from Edward Jacobs, RPLS, of Jacobs Driscoll Engineering, Inc., dated April 5, 2021, it was requested that the ANR application and plan be withdrawn without prejudice.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (4-0) to approve the withdrawal, without prejudice, of the Form A Application for Endorsement of Plan Believed not to Require Approval and ANR plan entitled, “Plan of Land Being A Subdivision of Lot 65, 227 Causeway Street in Millis” dated February 9, 2021 prepared by Jacobs Driscoll Engineering, 50 Oliver Street, North Easton, Massachusetts 02356. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. (Mr. Raut Chhetry was no longer in attendance).



**MILLIS PLANNING BOARD                      April 6, 2021**  
**MEETING MINUTES**  
**VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM**

**OTHER BUSINESS:**

**MINUTES**

A motion was made by Mr. Nichols, seconded by Ms. Riley, to approve, as written, the regular session minutes from the March 9, 2021 ZOOM meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye;– aye; Handel – aye. The motion passed unanimously.

**ADJOURN**

There being no further business, a motion was made by Mr. Nichols, seconded by Ms. Riley, to adjourn the remote meeting at 8:21 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. The motion passed unanimously.

Scheduled Planning Board Meetings: May 11, 2021  
June 8, 2021

*Respectfully submitted,*

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*Camille Standley, Administrative Assistant*