

TOWN OF MILLIS

Robert Cantoreggi, *Chairman*
George Yered, *Clerk*
James McKay
Nicole Riley
Richard Nichols
Carlo Molinari, *Associate*

OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054
Phone: 508-376-7045
Fax: 508-376-7053

Camille Standley
Administrative Assistant
cstandley@millisma.net

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a public hearing on Tuesday, May 7, 2019, at 7:40 p.m., in the Veterans Memorial Building, Room 229, 900 Main St., Millis, on the application of Toll MA Land III LTD Partnership, 116 Flanders Rd., Suite 1200, Westboro, MA 01582, requesting a Modification/Amendment to Glen Ellen Senior Residential Community Development Special Permit, filed Jan. 23, 2017, at the Regency at Glen Ellen, 0 Glen Ellen Blvd., Millis, MA. Assessors' Map 0001, Parcel 0001.. Modification includes adding a new item #16 under Section D – Conditions of Approval - General, as written below:

The master deed to be submitted by the applicant shall provide that all dwelling units shall be subject to an age restriction limiting dwelling units to occupancy by seniors, age fifty-five (55) or older, or their spouses of any age. Time-limited guest visitation rights in the range of three months per year can be allowed in said restrictions. In addition to these other provisions, a special exception is granted to allow persons at least 18 years of age to live in a dwelling unit together with a senior resident for purposes such as care of that senior or enabling that senior to fulfill legal responsibilities of guardianship or custody. In the event of the death of the qualifying owner/occupant(s) of a dwelling unit, or foreclosure or other involuntary transfer of a unit, a two-year exemption to the restriction is allowed for the transfer of the unit to another eligible occupant. Prior to the issuance of any occupancy permits, the applicant shall submit proof of recording of the master deed and condominium documents containing these restrictions in a form acceptable to Town Counsel. Nothing within this condition shall be deemed to conflict with the provisions of state and/or federal law provisions with respect to senior housing.

A copy of the modification application is on file in the office of the Town Clerk and on the Planning Board's web page at:

http://www.millis.net/Pages/MillisMA_BComm/Planning/index

Any person interested or wishing to be heard on the application should appear at the time and place designated.

Robert Cantoreggi
Chairman

April 19, 2019
April 26, 2019

cc: Applicant/Owner (via email)
Board of Selectmen
Building Dept.
BOH
Town Clerk
Abutters
File



Doherty, Dugan, Cannon,
Raymond & Weil, P.C.

Edward V. Cannon, Jr.
evc@dcdclaw.com

124 Grove Street, Suite 220
Franklin, MA 02038
TEL. NO. (508) 541-3000
FAX NO. (508) 541-3008

March 26, 2019

Town of Millis
Planning Board
Veterans Memorial Building
900 Main Street
Millis, MA 02054

RE: Toll Brothers – Glen Ellen Senior Residential Community Development
Decision on Modification of Planning Board Special Permit – No. 6329
Filed: January 23, 2017
Request for Modification to Special Permit

Dear Board:

The applicant, Toll Brothers, respectfully requests that the Board allow a modification to the above-referenced Special Permit by adding a new item #16 under **Section D – Conditions of Approval - General** to state as follows:

16. The master deed to be submitted by the applicant shall provide that all dwelling units shall be subject to an age restriction limiting dwelling units to occupancy by seniors, age fifty-five (55) or older, or their spouses of any age. Time-limited guest visitation rights in the range of three months per year can be allowed in said restrictions. In addition to these other provisions, a special exception is granted to allow persons at least 18 years of age to live in a dwelling unit together with a senior resident for purposes such as care of that senior or enabling that senior resident to fulfill legal responsibilities of guardianship or custody. In the event of the death of the qualifying owner/occupant(s) of a dwelling unit, or foreclosure or other involuntary transfer of a unit, a two-year exemption to the restriction is allowed for the transfer of the unit to another eligible occupant. Prior to issuance of any occupancy permits, the applicant shall submit proof or recording of the master deed and condominium documents containing these restrictions in a form acceptable to Town Counsel. Nothing within this condition shall be deemed to conflict with the provisions of state and/or federal law provisions with respect to senior housing.

Thank you for your time and attention to this matter.

Respectfully,



Edward V. Cannon, Jr.

cc: David Bauer, Toll Brothers
Shawn Nuckolls, Toll Brothers
Ryan O'Rourke, Toll Brothers
Philip Paradis, Jr. – BETA Group, Inc.

F15-169



TOWN OF MILLIS

PLANNING BOARD APPLICATION FOR APPROVAL OF MODIFICATION/AMENDMENT TO SPECIAL PERMIT

Applicant's Name Toll MA Land III LTD Partnership

Address 116 Flanders Road, Suite 1200

Town Westboro State/Zip MA 01581 Phone (508) 366-1440

Property Location 0 Glen Ellen Blvd.

Assessors' Map 0001 Parcel 0001

Zoning District(s) R-T

Owner's Name Toll MA Land III LTD Partnership

Address 116 Flanders Road, Suite 1200

Town Westboro State/Zip MA 01581 Phone (508) 366-1440

Modification requested to Decision dated (attached): Decision #6329 Filed Jan. 23, 2017

Nature of application: See attached cover letter

Signature of Applicant

Date 3/28/19

Signature of Owner Toll MA Land III LTD Partnership

By It's Attorney

Edward V. Cannon, Jr., Esq.

Doherty, Dugan, Cannon, Raymond & Weil, P.C.

124 Grove Street, Suite 220

Franklin, MA 02038

Millis Planning Board

**Checklist for Approval of Modification/Amendment to Special Permit
Application**

Completed

✓

1. Completed Application (signed by Town Clerk)

✓

2. Certified Abutters List from the Assessor's Office (within 300')

✓

3. Application Fee of \$350.00 plus ~~\$2,500.00~~ Review Fee
Make check(s) payable: "Town of Millis"

X

4. 8 copies of the site plan

✓

5. Send one copy of all submittal requirements to the Board's
independent engineer: BETA Group Inc.
315 Norwood Park South
2nd Floor
Norwood, MA 02062
Attn: Philip Paradis, Jr.

*Once the application has been received by the Town Clerk, a public hearing will be scheduled and you will be notified of the date and time of said hearing.

Property Card: 0 GLEN ELLEN BLVD
Town of Millis, MA



Parcel Information	
Parcel ID: 0001-0001-0000 Vision ID: 1 Owner: TOLL MA LAND III LTD PARTNERSHIP Co-Owner: MA DIVISION OFFICE Mailing Address: 134 FLANDERS RD STE 275 WESTBOROUGH, MA 01581	Map: 01 Lot: 001 Use Description: R Dev Lnd Zone: R-T Land Area in Acres: 210
Sale History	Assessed Value
Book/Page: 35958/ 222 Sale Date: 5/2/2018 Sale Price: \$14,000,000	Land: \$12,190,500 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$12,190,500

Building Details: Building # 1		
NO PHOTO AVAILABLE	Model:	Int Wall Desc 1:
	Living Area:	Int Wall Desc 2:
	Appr. Year Built:	Ext Wall Desc 1:
	Style:	Ext Wall Desc 2:
	Stories:	Roof Cover:
	Occupancy:	Roof Structure:
	No. Total Rooms:	Heat Type:
	No. Bedrooms:	Heat Fuel:
	No. Baths:	A/C Type:
	No. Half Baths:	

Outbuildings & Extra Features		
Code:	Description:	Units:

Sketch Areas			
Sub Area:	Effective Area:	Gross Area:	Living Area:



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



Abutters List Report

Millis, MA
March 25, 2019

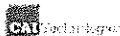
CERTIFIED COPY by the TOWN OF MILLIS

Assessors Office *Primo*

Subject Property:

Abutters:

Parcel Number: 0001-0001-0000 CAMA Number: 0001-0001-0000 Property Address: 0 GLEN ELLEN BLVD	Mailing Address: TOLL MA LAND III LTD PARTNERSHIP MA DIVISION OFFICE 134 FLANDERS RD STE 275 WESTBOROUGH, MA 01581
Parcel Number: 0001-0005-0000 CAMA Number: 0001-0005-0000 Property Address: 54 ORCHARD ST	Mailing Address: ALACHI KAMIL & DANIELLE 54 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0002-0001-0000 CAMA Number: 0002-0001-0000 Property Address: 78 BULLARD LN	Mailing Address: ROCHE DONNA L 78 BULLARD LN MILLIS, MA 02054
Parcel Number: 0002-0002-0000 CAMA Number: 0002-0002-0000 Property Address: 68 BULLARD LN	Mailing Address: WILLIAMSON LOIS 68 BULLARD LN MILLIS, MA 02054
Parcel Number: 0002-0004-0000 CAMA Number: 0002-0004-0000 Property Address: 62 BULLARD LN	Mailing Address: BURNS TODD D & ALEXANDRA T 62 BULLARD LN MILLIS, MA 02054
Parcel Number: 0002-0005-0000 CAMA Number: 0002-0005-0000 Property Address: 42 BULLARD LN	Mailing Address: BAKER STEPHEN D 42 BULLARD LN MILLIS, MA 02054
Parcel Number: 0002-0006-0000 CAMA Number: 0002-0006-0000 Property Address: 52 BULLARD LN	Mailing Address: SPADA RICHARD A & MARGARET W 52 BULLARD LN MILLIS, MA 02054
Parcel Number: 0002-0007-0000 CAMA Number: 0002-0007-0000 Property Address: 76 BULLARD LN	Mailing Address: STERLING MARK E 76 BULLARD LN MILLIS, MA 02054
Parcel Number: 0002-0014-0000 CAMA Number: 0002-0014-0000 Property Address: 40 BULLARD LN	Mailing Address: JURMAIN DIANE & PETER C 21 CAUSEWAY ST MILLIS, MA 02054
Parcel Number: 0005-0015-0000 CAMA Number: 0005-0015-0000 Property Address: 73 ORCHARD ST	Mailing Address: MCMAHON CHAD & NICOLE 73 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0016-0000 CAMA Number: 0005-0016-0000 Property Address: ORCHARD ST	Mailing Address: DUNNEBIER ENTERPRISES INC 36 CROSS ST FRANKLIN, MA 02038



www.cai-tech.com

3/25/2019

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 3



Abutters List Report

Millis, MA
March 25, 2019

CERTIFIED COPY by the TOWN OF MILLIS

Assessors Office *Pmn*

Parcel Number: 0005-0017-0000
CAMA Number: 0005-0017-0000
Property Address: ORCHARD ST

Mailing Address: TOWN OF MILLIS
900 MAIN ST
MILLIS, MA 02054

Parcel Number: 0005-0028-0000
CAMA Number: 0005-0028-0000
Property Address: 56 ORCHARD ST

Mailing Address: MURRAY JAMES R MURRAY MINDY
SHEFTS
56 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0005-0029-0000
CAMA Number: 0005-0029-0000
Property Address: 58 ORCHARD ST

Mailing Address: GROCCO ALVIN D & JACQUELYN M
58 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0005-0030-0000
CAMA Number: 0005-0030-0000
Property Address: 60 ORCHARD ST

Mailing Address: BOSTON STEPHEN M & SUSAN
SHAPIRO
60 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0005-0031-0000
CAMA Number: 0005-0031-0000
Property Address: 62 ORCHARD ST

Mailing Address: KERSTENS JOSEPH M & ZALUSKI
CHRISTINA
62 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0005-0032-0000
CAMA Number: 0005-0032-0000
Property Address: 64 ORCHARD ST

Mailing Address: OSTROWSKI LUKE P & THOMASON
LOUISA M N
64 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0005-0033-0000
CAMA Number: 0005-0033-0000
Property Address: 66 ORCHARD ST

Mailing Address: GONCALVES ELAINE & JOSE N
66 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0005-0034-0000
CAMA Number: 0005-0034-0000
Property Address: 68 ORCHARD ST

Mailing Address: HUBBELL ROBERT M & KELLYANN
68 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0006-0001-0000
CAMA Number: 0006-0001-0000
Property Address: 34 BULLARD LN

Mailing Address: ELMEGED AMIR A & QUADROS NORA J
34 BULLARD LN
MILLIS, MA 02054

Parcel Number: 0006-0006-0000
CAMA Number: 0006-0006-0000
Property Address: 101 ORCHARD ST

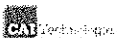
Mailing Address: GRACI ROBERT R & JACQUELINE F
TITEES
101 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0006-0009-0000
CAMA Number: 0006-0009-0000
Property Address: ORCHARD ST

Mailing Address: FASANELLO ROBERT F & MARLAINE V
104 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0006-0010-0000
CAMA Number: 0006-0010-0000
Property Address: 30 BULLARD LN

Mailing Address: BENOUDIBA DANIEL & ANNE M
30 BULLARD LN
MILLIS, MA 02054



www.cai-tech.com

3/25/2019

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 2 of 3



Abutters List Report

Millis, MA
March 25, 2019

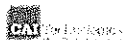
CERTIFIED COPY by the TOWN OF MILLIS

Assessors Office

PMP

Parcel Number: 0006-0011-0000
CAMA Number: 0006-0011-0000
Property Address: 104 ORCHARD ST

Mailing Address: FASANELLO ROBERT F FASANELLO
MARLAINE V
104 ORCHARD ST
MILLIS, MA 02054



www.cai-tech.com

3/25/2019

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 3 of 3

Abutters List Report - Millis, MA

Dalton Rd

Central St

HOLLISTON

Gretchen Ln

Overlook Dr
Willowgate Rise

Middlesex

Alden Rd

Goulding St

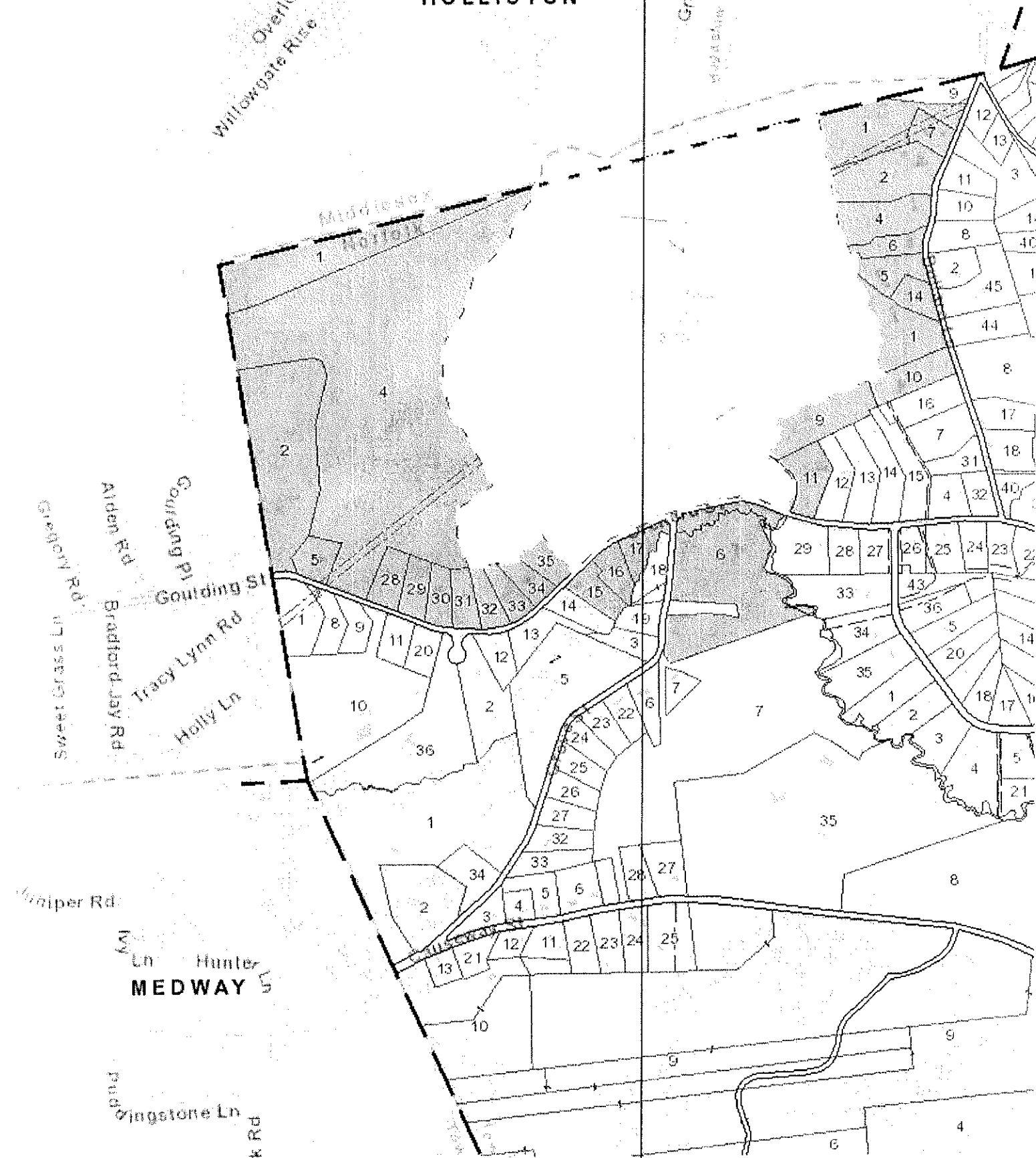
Tracy Lynn Rd

Holly Ln

Hunter
MEDWAY

Wingstone Ln

K Rd



MARCH 27, 2019

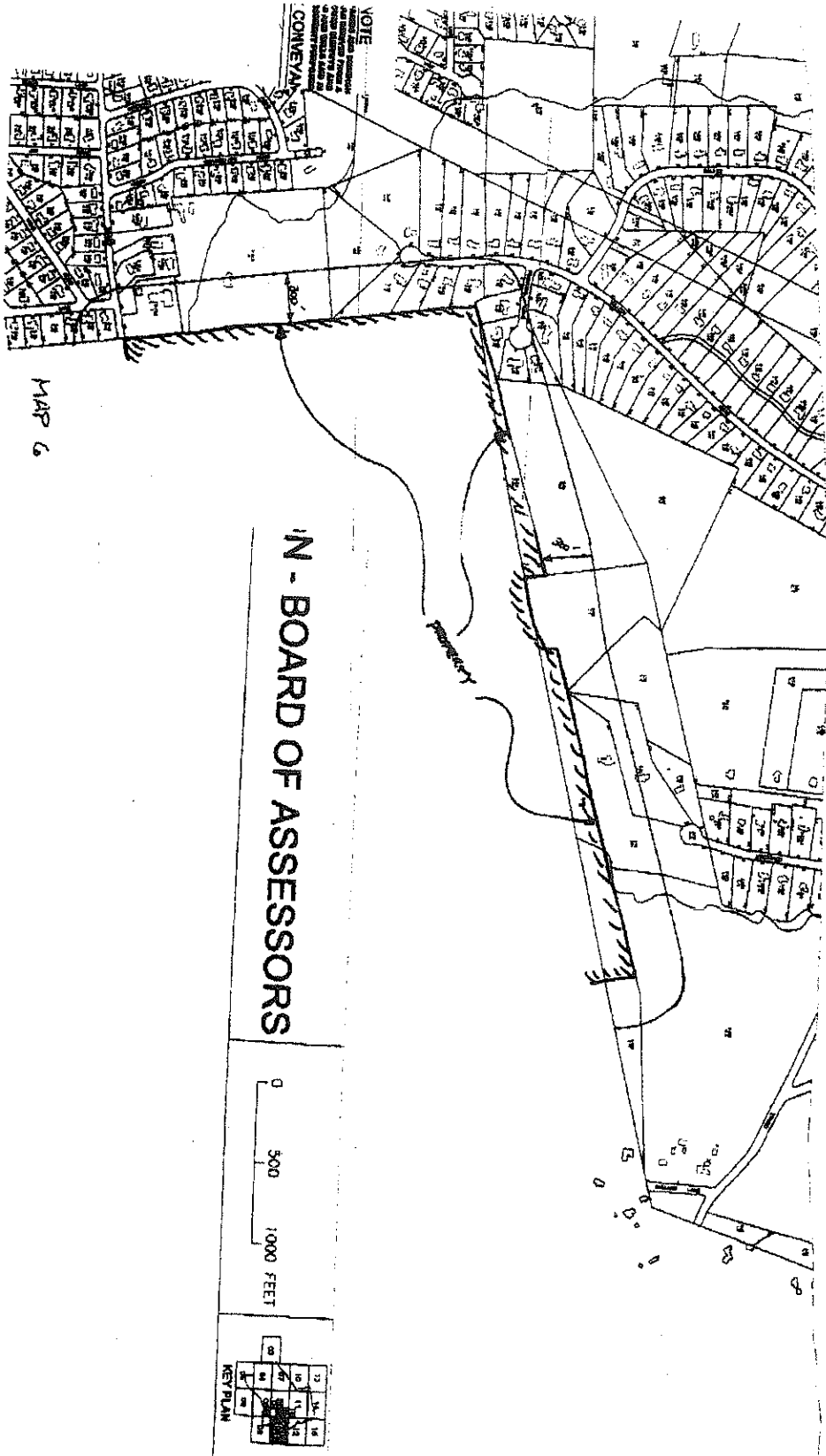
TOWN OF HOLLISTON
CERTIFIED ABUTTERS LIST

SUBJECT 300FT abutters_id field TOWN OF MILLIS	abutters_owner1	abutters_address	abutters_town	abutter	abutters_location
006.0-0002-0017.A	HARRINGTON, WILLIAM C & DIANNA R	120 GOULDING ST	HOLLISTON	MA 01746	120 GOULDING ST
006.0-0002-0017.B	ALLEN, DAVID J & MELINDA	140 GOULDING ST	HOLLISTON	MA 01746	140 GOULDING ST
006.0-0002-0017.C	Brian & Lisa Matthews TOWN OF HOLLISTON	136 GOULDING ST	HOLLISTON	MA 01746	136 GOULDING ST
006.0-0002-0017.E	KOSIAN, JOHN H & ANITA MCFADDEN	703 WASHINGTON ST	HOLLISTON	MA 01746	150 GOULDING ST
006.0-0002-0089.0	TEXEIRA, JOSEPH & PATRICIA	309 WILLOWGATE RISE	HOLLISTON	MA 01746	309 WILLOW GATE RISE
006.0-0003-0038.0	MCQUIRE, PAUL & LEILA	301 WILLOWGATE RISE	HOLLISTON	MA 01746	301 WILLOWGATE RISE
006.0-0003-0039.0	BERGMAN, MARGARET	24 ADAM WHEELER LN	HOLLISTON	MA 01746	24 ADAM WHEELER LN
006.0-0003-0040.0	Ansaru Beig	16 ADAM WHEELER LN	HOLLISTON	MA 01746	16 ADAM WHEELER LN
009.0-0006-0057.0	BOICE, ROBERT & ANNA MARIA	8 Adam Wheeler LN	Holliston	MA 01746	8 ADAM WHEELER LN
009.0-0006-0062.0	Benedetto Mele	259 WILLOWGATE RISE	HOLLISTON	MA 01746	259 WILLOWGATE RISE
009.0-0006-0063.0	PERKINS, RANDALL A & KRACKE & JANET	276 WILLOWGATE RISE	HOLLISTON	MA 01746	276 WILLOWGATE RISE
009.0-0006-0064.0	NIELSEN, TODD & KATE	266 WILLOWGATE RISE	HOLLISTON	MA 01746	266 WILLOWGATE RISE
009.0-0006-0065.0	SERPICO, DANIEL & WALSH, KATHLEEN	5 FOXWOOD COVE	HOLLISTON	MA 01746	5 FOXWOOD COVE
009.0-0006-0066.0	WILLIAMS, SUSAN	21 FOXWOOD COVE	HOLLISTON	MA 01746	21 FOXWOOD COVE
009.0-0006-0067.0	KING, BRIAN & KIRK PATRICK, JENNIFER	29 FOXWOOD COVE	HOLLISTON	MA 01746	29 FOXWOOD COVE
009.0-0006-0068.0	SMITH, KEVIN & CAROL	37 FOXWOOD COVE	HOLLISTON	MA 01746	37 FOXWOOD COVE
009.0-0006-0074.0	ROCHE, EDWARD & DENISE & M. NICOLE	40 FOXWOOD COVE	HOLLISTON	MA 01746	40 FOXWOOD COVE
009.0-0006-0073.0	PISAPIO, LAWRENCE & GAIL	91 GRETCHEN LN	HOLLISTON	MA 01746	91 GRETCHEN LN
009.0-0006-0102.0	BULLARD MEMORIAL FARM INC	100 GRETCHEN LN	HOLLISTON	MA 01746	100 GRETCHEN LN
009.0-0006-0104.0	Toll MA Land Limited	275 HAVERHILL ST	N. READING	MA 01864	7 BULLARD LN
009.0-0006-0072.0	Christopher Bigelow	250 Gibraltar Rd	Horsham	PA 19044	0 CENTRAL ST
009.0-0006-0098.0	PISAPIO, LAWRENCE & GAIL	92 GRETCHEN LN	HOLLISTON	MA 01746	0 GRETCHEN LN
009.0-0006-0095.0	Toll MA Land Limited	100 GRETCHEN LN	HOLLISTON	MA 01746	0 WILLOWGATE RISE
009.0-0006-0096.0	TOWN OF HOLLISTON	250 Gibraltar Rd	Horsham	PA 19044	0 WILLOWGATE RISE
009.0-0006-0097.0	TOWN OF HOLLISTON	703 WASHINGTON ST	HOLLISTON	MA 01746	0 WILLOWGATE RISE
		703 WASHINGTON ST	HOLLISTON	MA 01746	0 WILLOWGATE RISE

MARCH 27, 2019

TOWN OF HOLLISTON
CERTIFIED ABUTTERS LIST

009.0-0006-0069.0	WILLIAMS, KYLIE & GREGORY	30 FOXWOOD COVE	HOLLISTON	MA	01746	30 FOXWOOD COVE
009.0-0006-0061.0	HASTIE, JEFFREY & ANGELA	288 WILLOWGATE RISE	HOLLISTON	MA	01746	288 WILLOWGATE RISE
009.0-0006-0103.0	CORBETT, BRIAN & KERRY	134 ALGONQUIN AVE	MASHPEE	MA	02649	0 BULLARD LN
006.0-0003-0075.0	Stephanie Klimov	139 GOULDING ST	HOLLISTON	MA	01746	139 GOULDING
006.0-0003-0059.0	KEITH, JUSTIN E & MILLER ANN	72 TRACY LYN RD	HOLLISTON	MA	01746	72 TRACY LYN RD
006.0-0002-0090.0	LUNNY, KATHLEEN	296 WILLOWGATE RISE	HOLLISTON	MA	01746	296 WILLOWGATE RISE
009.0-0006-0058.0	EDGAR, GARRY A & SUSAN	269 WILLOWGATE RISE	HOLLISTON	MA	01746	269 WILLOWGATE RISE
009.0-0006-0059.0	John Chiantera	279 WILLOWGATE RISE	HOLLISTON	MA	01746	279 WILLOWGATE RISE
009.0-0006-0060.0	LEVASSEUR, CHRISTOPHER & AMY	289 WILLOWGATE RISE	HOLLISTON	MA	01746	289 WILLOWGATE RISE
009.0-0006-0070.0	MCATEER, KEVIN & KAREN	20 FOXWOOD COVE	HOLLISTON	MA	01746	20 FOXWOOD COVE



ALLEN, DAVID J. & MELINDA
140 GOULDING ST
HOLLISTON, MA 01746

TOWN OF HOLLISTON
703 WASHINGTON ST
HOLLISTON, MA 01746

KOSIAN, JOHN H & ANITA MCFADDEN
309 WILLOWGATE RISE
HOLLISTON, MA 01746

TEXEIRA, JOSEPH & PATRICIA
301 WILLOWGATE RISE
HOLLISTON, MA 01746

MCQUIRE, PAUL & LEILA
24 ADAM WHEELER LN
HOLLISTON, MA 01746

BERGMAN, MARGARET
16 ADAM WHEELER LN
HOLLISTON, MA 01746

BOICE, ROBERT & ANNA MARIA
259 WILLOWGATE RISE
HOLLISTON, MA 01746

PERKINS, RANDALL A & KRACKE &
JANET
266 WILLOWGATE RISE
HOLLISTON, MA 01746

NIELSEN, TODD & KATE
5 FOXWOOD COVE
HOLLISTON, MA 01746

SERPICO, DANIEL & WALSH,
KATHLEEN
21 FOXWOOD COVE
HOLLISTON, MA 01746

WILLIAMS, SUSAN
29 FOXWOOD COVE
HOLLISTON, MA 01746

KING, BRIAN & KIRK PATRICK,
JENNIFER
37 FOXWOOD COVE
HOLLISTON, MA 01746

SMITH, KEVIN & CAROL
40 FOXWOOD COVE
HOLLISTON, MA 01746

ROCHE, EDWARD & DENISE & M.
NICOLE
91 GRETCHEN LN
HOLLISTON, MA 01746

PISAPIO, LAWRENCE & GAIL
100 GRETCHEN LN
HOLLISTON, MA 01746

BULLARD MEMORIAL FARM INC
275 HAVERHILL ST
N. READING, MA 01864

PISAPIO, LAWRENCE & GAIL
100 GRETCHEN LN
HOLLISTON, MA 01746

TOWN OF HOLLISTON
703 WASHINGTON ST
HOLLISTON, MA 01746

TOWN OF HOLLISTON
703 WASHINGTON ST
HOLLISTON, MA 01746

WILLIAMS, KYLIE & GREGORY
30 FOXWOOD COVE
HOLLISTON, MA 01746

HASTIE, JEFFREY & ANGELA
288 WILLOWGATE RISE
HOLLISTON, MA 01746

CORBETT, BRIAN & KERRY
134 ALGONQUIN AVE
MASHPEE, MA 02649

KEITH, JUSTIN E & MILLER ANN
72 TRACY LYN RD
HOLLISTON, MA 01746



5160

Matthews, Brian & Lisa
136 Goulding Street
HOLLISTON MA 01746

Toll MA Land Limited
250 Gibraltar Rd
HORSHAM PA 19044

Bigelow, Christopher
92 Gretchen Lane
HOLLISTON MA 01746

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Beig, Ansari
8 Adam Wheeler Lane
HOLLISTON MA 01746

Klimov, Stephanie
139 Goulding Street
HOLLISTON MA 01746

Go to avery.com/templates
Use Avery template 5160-1

Miele, Benedetto
276 Willowgate Rise
HOLLISTON MA 01746

Chiantera, John
279 Willowgate Rise
HOLLISTON MA 01746