

MILLIS PLANNING BOARD MINUTES

August 15, 2017

Room 229, Veterans Memorial Building, 900 Main St., Millis, MA

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

Members present: Robert Cantoreggi, Chair
George Yered, Clerk
James McKay
Richard Nichols
Nicole Riley
Carlo Molinari, Associate

Melissa Recos, BETA Group.

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Chris Soffayer, 1003 Main St.
Greg Carey, CEC, 146 W. Boylston Dr., Worcester
Stephen Boston, 60 Orchard St.
Kathleen Gasbarro, 350 Village St.
Cary J. Orlandi, Jr., 350 Village St.
Costa Konstantinopoulos, 226 Union St.
Chris Soffayer, 1003 Main St.
Robert Sullivan, 62 Dover Rd.
Bruce Wilson, Jr., PLS, 62 Dover Rd.
Jim Susi, United Consultants, 350 Village St.
Atty. Edward Cannon, Doherty, Ciechanowski, Dugan & Cannon
Shawn Nuckolls, Toll Brothers, 134 Flanders Rd., Westboro
Scott Miccile, Toll Brothers, 134 Flanders Rd., Westboro
Ryan O'Rourke, Toll Brothers, 134 Flanders Rd., Westboro
Austin Turner, Bohler Engineering

**REQUEST FOR WAIVER OF SITE PLAN APPROVAL
1003 MAIN STREET – POLICE STATION SIGNAGE
CHIEF CHRIS SOFFAYER**

The Board reviewed the email and attachments submitted by Chief Chris Soffayer, dated July 28, 2017 (attached). Chief Soffayer requested a waiver of site plan review to install a new sign at the Millis Police Station. The Board reviewed the signage photos.

Chief Soffayer stated that the sign maker is the same person who made the sign for the Fire Department. The free-standing sign will have the police patch on the sign and be anchored with two granite posts, he said. It will be illuminated with solar LED lighting. He stated it is needed to “readily identify the building.”

On a motion made by Mr. Nichols, and seconded by Ms. Riley, it was voted unanimously (6-0), pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review for the installation of a free-standing sign for the Millis Police Station at 1003 Main Street.

1280 MAIN STREET SOLAR FACILITY

PLAN ENDORSEMENT

GREG CAREY, CLEAN ENERGY COLLECTIVE

Mr. Carey presented the mylar plans for the project for endorsement. Ms. Recos from BETA Group stated that the plans were reviewed and recommended endorsement.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously (6-0) to approve and endorse the plans entitled, "Millis E Community Solar Array in Millis, Massachusetts (Norfolk County)," dated January 6, 2017, last revised August 4, 2017, prepared by Beals & Thomas, Inc.

APPROVAL OF DEFINITIVE PLAN APPLICATION, PUBLIC HEAR., CONT.
351 ORCHARD STREET -ANNE RICH

The public hearing continuation was opened at 7:47 p.m. with notice being read by Mr. Yered, Clerk.

The Board was in receipt of a letter from Terrance M. Ryan of Applewood Survey, LLC, dated August 15, 2017, requesting a continuance due to the hydrology report and stormwater design not being completed.

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted unanimously at 7:48 p.m. to continue the public hearing to Tuesday, October 3, 2017, 7:35 p.m.

REQUEST FOR WAIVER OF SITE PLAN APPROVAL

226 UNION STREET – DRIVEWAY INSTALLATION

COSTA KONSTANTINOPOULOS

The Board reviewed the email and attachments submitted by Mr. Konstantinopoulos, dated August 8, 2017. Mr. Konstantinopoulos requested a waiver to install a driveway for additional parking at the existing three-family home.

The Board reviewed the paperwork. Mr. Cantoreggi, as Tree Warden, will look at one of the street trees on the back of the sidewalk where Mr. Konstantinopoulos may need to have some roots removed. He will also be required to request a curb cut permit.

On a motion made by Mr. Cantoreggi, and seconded by Mr. Nichols, it was voted unanimously (6-0), pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review for the installation of a driveway at 226 Union Street.

SPECIAL PERMIT/SITE PLAN APPROVAL APPLICATION, PUBLIC HEAR., CONT. - 350 VILLAGE STREET – MONTESSORI SCHOOL

CARY J. ORLANDI, MILLBROOK MODULAR HOMES

The public hearing continuation was opened at 8:03 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Orlandi, Jr., representing the applicant, presented the revised plans for the private school. He stated that “Traffic Markings & Signage Details,” dated June 14, 2017 were provided, in addition to a Drainage Report, dated August 4, 2017, prepared by United Consultants. A copy of the Traffic Impact Study from October 2010 was also provided, he said.

Ms. Recos summarized BETA’s review letter, dated August 15, 2017. She recommended that the proposed tree type, spacing and placement be discussed with the Tree Warden. Also requested was clarification on the limit of work for paving at the driveway intersections. Ms. Recos stated that the applicant should also indicate the limits of proposed pervious pavement and limits of work at the driveway aprons. There was discussion regarding Stormwater. Ms. Recos recommended that the applicant provide soil tests to confirm the depth of groundwater. Mr. Susi stated that they will look at the previous septic system plan for the information.

There was discussion regarding access and staging during construction. Mr. Susi stated that most of the work would be performed on Saturdays when school is not in session. Ms. Gasbarro stated that fencing has been replaced at the school and they will replace more when the project is completed.

Mr. Cantoreggi stated that the Traffic Study for 2010 was done by BETA Group; before they were the peer review consultants for the Planning Board. Ms. Recos stated that this report was reviewed and Phase I of the data is still “good data for the project; provided the school population stays below 100, which it is.” Ms. Recos suggested that as mitigation, the applicant may want to consider advanced intersection signs being installed on Village Street approaching Pleasant Street. Flashing “School Zone” signs are not warranted, she said, as the school does not meet the criteria.

Ms. Recos stated that there are only a few outstanding issues to review and discuss and minor revisions to the plans.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously at 8:26 p.m. to continue the public hearing to Tuesday, September 12, 2017, 7:50 p.m.

APPROVAL OF DEFINITIVE PLAN APPLICATION, PUBLIC HEAR., CONT.
GLEN ELLEN SENIOR RESIDENTIAL COMMUNITY DEVELOPMENT
TOLL BROTHERS

The public hearing continuation was opened at 8:26 p.m. with notice being read by Mr. Yered, Clerk.

Atty. Cannon, representing the applicant, stated that they are currently working with Town Counsel regarding the Conservation Restriction for the Open Space and developing a draft decision. He said that there are only a few “housekeeping issues” to work out. Atty. Cannon requested guidance on signing/endorsing the final plans as the complete plan set will be approximately 100 pages. He suggested that perhaps only a few sheets

needed to be signed and recorded at the Registry of Deeds. Mr. Cantoreggi stated that Town Counsel would have to be consulted on this issue.

Mr. O'Rourke presented a "Proposed Street Names – Regency at Glen Ellen" plan, dated August 15, 2017. He stated that the names were selected after review of the Historical Commission's website and the names chosen were significant and unique to the history of the town.

The issue of bonding was discussed. Atty. Cannon stated that provisions would be in the condominium/homeowner documents. Mr. Turner stated that there would be a provision for the allocation of funds for maintenance of the pump station in the homeowner documents, for example, and this would be reviewed by Town Counsel.

Ms. Recos summarized BETA's review letter, dated August 14, 2017. According to Ms. Recos, all issues have been resolved.

Atty. Cannon stated that the applicant wishes to close the hearing. He requested that the Planning Board's Decision be filed by Friday, August 18, 2017.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously at 8:51 p.m. to close the public hearing.

**APPROVAL OF MODIFICATION TO DEFINITIVE SUBDIVISION PLAN
APPLICATION, PUBLIC HEARING**

62 DOVER ROAD- "DOVER ESTATES" - ROBERT SULLIVAN

and

**SPECIAL PERMIT APPLICATION FOR EARTH REMOVAL, PUBLIC
HEARING**

62 DOVER ROAD- "DOVER ESTATES" - ROBERT SULLIVAN

The public hearings were opened at 8:51p.m. and 8:52 p.m. with notices being read by Mr. Yered, Clerk.

Mr. Wilson, representing the applicant, stated that they have filed an application to modify the already approved definitive subdivision plans for "Dover Estates." They want to shorten the roadway 15 feet and re-grade the site to provide better building locations. Mr. Wilson stated that approximately 67,000 cubic yards of "sandy gravel needs to come off the site."

Ms. Recos summarized BETA's review letter, dated August 8, 2017. She stated that earth removal and additional grading proposed triggers an Environmental Health Impact Report (EHIT) from the Board of Health, along with a Special Permit from the Zoning Board of Appeals. Mr. Wilson stated that most of BETA's comments "can be taken care of by notes on the plan." Plantings will be added to the plans, he said, and a drainage report will be provided.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously at 9:01 p.m. to continue the public hearing to Tuesday, September 12, 2017, 8:45 & 8:46 p.m.

OTHER BUSINESS:

DELIBERATION/VOTE ON APPROVAL OF DEFINITIVE PLAN APPLICATION - GLEN ELLEN SRC DEVELOPMENT /TOLL BROS. -

The Regency at Glen Ellen community proposes a three hundred twenty-four age-restricted dwelling development, as depicted on the Definitive Plans. This is a Senior Residential Community Development in a residential-town (R-T) zone, as approved by the Special Permit. The existing site is the location of the Glen Ellen Country Club. The site is bounded on the east and southeast by existing residential homes along Bullard Lane and Orchard Street, to the south by Orchard Street, and to the southwest by existing residential homes along Orchard Street. A small portion of the property along its northern boundary is located in the Town of Holliston, which abuts residential properties.

The Board reviewed the plans and documentation provided for the application. The waivers requested were discussed.

The waivers granted as part of the Planning Board's approval of the Special Permit shall be incorporated as part of this decision.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to grant the waiver from Section 5.11 of the Millis Subdivision Regulations to provide fire call boxes at various locations throughout the development. In lieu thereof, the applicant shall make a donation to the Millis Fire Department in the amount of \$25,000.00.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to grant the waiver from Section 5.12.2.2.b.2 of the Millis Subdivision Regulations to provide a vertical granite curb opening at stormwater inlet structures. Vertical granite inlet structures are proposed for stormwater inlet structures immediately proximate to the public right-of-way associated with Orchard Street, specifically for the six (6) proposed stormwater inlet structures indicated on the plans including four located at the southern perimeter of proposed Road H and two at the curve of proposed Road G. Stormwater inlet structures interior to the project and not immediately adjacent to the public right-of-way associated with Orchard Street are not proposed to incorporate a vertical granite curb opening.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to grant the waiver from Section 5.12.2.2.d.1 of the Millis Subdivision Regulations to provide cover less than four and a half (4.5) feet above proposed

stormwater piping in the private roadways. Cover over the proposed stormwater piping shall be provided, at a minimum, in accordance with manufacturer recommendations.

Additionally, as discussed during the public hearings, the applicant, or the applicant's successor, shall at their own expense, install approximately 7,000 linear feet of new twelve (12") inch water main along Orchard Street, and install new municipal sewer service down a large portion of Orchard Street from approximately the Ridge Street intersection to the development, as well as upgrade the pump station new the intersection of Middlesex and Orchard Streets, and install upgraded sewer line from the upgraded pump station along Middlesex Street to approximately the Island Road intersection. This utility work will result in the Town receiving the benefit of several million dollars' worth of utility upgrades at no cost, Mr. Cantoreggi stated. Further the applicant, or the applicant's successor, shall pay to the Town a general mitigation fee of \$169,000.00, which represents the amount set forth in the original 2008 special permit adjusted for cost of living increases using the Consumer Price Index as of the date of the applicant's application to modify the Special Permit. Mr. Cantoreggi stated that Board will require a separate Field Capital Improvement fee of \$25,000.00, which shall be designated for capital improvements to existing town fields; not maintenance activities.

Other special conditions and the surety bond (to be reviewed every five years) were discussed. Wording on the conservation restriction will be reviewed by Town Counsel. Endorsement of the Definitive Plans shall be at the recommendation of Town Counsel.

On a motion made by Ms. Riley and seconded by Mr. McKay, it was voted unanimously (5-0) to approve, with conditions, the Glen Ellen Senior Residential Community Development Definitive Plan, filed by Toll Brothers, Inc.

MINUTES

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously to approve the regular session meeting minutes from July 11, 2017, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Mr. Nichols and voted unanimously, the meeting was adjourned at 9:24 p.m.

Scheduled Planning Board Meetings: September 12, 2017
October 3, 2017

Respectfully submitted,

*Camille Standley,
Administrative Assistant*