

The meeting was called to order at 7:32 p.m. by Mr. Cantoreggi, Chair.

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

Members Absent: Nicole Riley

Also present: Scott Fuzy, 114 Union St.
Ralph Willmer, Metropolitan Area Planning Council (MAPC)
Dan Merrikin, Merrikin Engineering, 730 Main St.

**FORM A – APPROVAL NOT REQUIRED/ANR APPLICATION
BALTIMORE STREET - LAURIE CARTER (MAP 44 PARCEL 51)
DANIEL MERRIKIN, MERRIKIN ENGINEERING**

Mr. Merrikin presented the application and a letter dated July 9, 2018. As stated by Mr. Merrikin, the ANR subdivides the existing Lot 3 into buildable Lot 3A and non-buildable Parcel A. Parcel A will be conveyed to the abutter at 41 Baltimore Street to remove it from Ms. Carter’s property. It was discovered, Mr. Merrikin said, that Mr. McGuire’s well at 41 Baltimore Street was actually on Ms. Carter’s property. All criteria for ANR approval have been met.

On a motion made by Mr. Nichols, seconded by Mr. McKay, it was voted unanimously (5-0) to approve and endorse an ANR plan entitled, “Baltimore Street ANR Plan of Land in Millis, MA” (1 sheet) dated June 21, 2018, stamped and prepared by Paul J. DeSimone, PLS, 403 Mahan Circle, Medway, MA 02053, finding the Form A in order and subdivision control not required. The Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law.

**FORM A – APPROVAL NOT REQUIRED/ANR APPLICATION
PEARL STREET – PARCEL A HICKORY HILLS SUBDIVISION
(MAP 34 PARCEL 125) - ACORN OF MILLIS, LLC
DANIEL MERRIKIN, MERRIKIN ENGINEERING**

Mr. Merrikin presented the application and a letter dated July 9, 2018. As stated by Mr. Merrikin, the ANR subdivides the existing unbuildable Parcel A into two unbuildable parcels A1 and A2. All criteria for ANR approval have been met.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously (5-0) to approve and endorse an ANR plan entitled, “Parcel A A.N.R. Subdivision Plan of Land In Millis, MA” (1 sheet) dated June 29, 2018, stamped and prepared by Paul J. DeSimone, PLS, Colonial Engineering, P.O. Box 95, Medway, MA 02053, finding the Form A in order and subdivision control not required. The Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law.

**HOUSING PRODUCTION PLAN (HPP) DRAFT
INFORMATIONAL PRESENTATION**

RALPH WILLMER - MAPC

Mr. Willmer stated that the creation of a Housing Production Plan (HPP) project began a couple of years ago and is funded through State grants in addition to Millis Community Preservation Act Funds. The HPP is developed locally and, if adopted, can influence and inform how, when, and where affordable housing is built in town.

A five-year HPP is comprised of the following:

1. an assessment of the community’s housing needs and demand based on current data, population trends, and regional growth factors;
2. an analysis of regulatory and non-regulatory development constraints;
3. housing goals, including a numerical annual housing production goal, and objectives;
4. strategies for achieving goals;
5. the identification of specific sites where the Town will encourage 40B development and;
6. an implementation plan.

Mr. Willmer stated that a draft HPP has been prepared. It will be updated, he said, with more current data and they are also looking for input from the Planning Board and Board of Selectmen regarding appropriate sites/areas to encourage housing. Mr. Willmer provided a summary of information in the draft and recommendations. He stated that once the plan is finalized, it needs to be adopted by the Planning Board and Board of Selectmen, and is then submitted to the State (DHCD) for approval.

Mr. McKay and Mr. Yered will research undeveloped areas in Town that have potential for housing development. Mr. Willmer stated that they would like to submit the final HPP to the State in the fall.

ACCESSORY DWELLING BYLAW – “TINY HOUSES”

Mr. Nichols asked Mr. Willmer if there was any information available on “tiny houses” and Accessory Dwellings. Mr. Willmer stated that MAPC will be coming out with information/a report about this topic. Discussion will be scheduled for a future meeting when that information becomes available.

OTHER BUSINESS:

TREE WORK PROPOSAL – MILLIS TREE FUND

JAMES MCKAY – DPW

Mr. McKay stated that there is tree work that needs to be performed out in front of Town Hall. He stated that there is \$15,000.00 in the Town’s Tree Fund. Mr. McKay will inquire with the Community Preservation Committee before spending money from the

MILLIS PLANNING BOARD MINUTES

July 10, 2018

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

Tree Fund to see if the work would qualify for funds under the Community Preservation Act where the building is considered “Historic.”

FY19 PAYROLL SIGNATORIES

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, the Planning Board unanimously voted, pursuant to MGL Chapter 41, Section 41, to authorize *either* Mr. Cantoreggi or Mr. McKay to sign/approve payroll.

MINUTES

On a motion made by Mr. McKay, seconded by Mr. Yered, it was voted unanimously to approve the regular session meeting minutes from June 5, 2018, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Mr. McKay and voted unanimously, the meeting was adjourned at 8:52 p.m.

Scheduled Planning Board Meetings: July 10, 2018
August 7, 2018

Respectfully submitted,

Camille Standley
Administrative Assistant