

**MILLIS PLANNING BOARD MINUTES**

**August 7, 2018**

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

The meeting was called to order at 7:33 p.m. by Mr. Cantoreggi, Chair.

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

Melissa Recos, P.E., BETA Group

Members Absent: Nicole Riley

Also present: Scott Fuzy, 114 Union St.  
Terrance Ryan, Applewood Survey  
David O’Sullivan, O’Sullivan Architects  
Robert Fox, Acorn Place  
Mark Gladstone, Acorn Place  
Francis DeCoste, TRA  
Catherine C. MacInnes, BOS  
David Baker, 2 Holbrook Way  
George Yered, 87 Acorn St.  
Jessica Weaver Boose, 78 Acorn St.  
Anne Kelly, 83 Acorn St.  
Jill O’Keefe, 80 Acorn St.  
Jason Mazzone, Ecogy Solar

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

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

Mr. Ryan presented a letter, dated July 23, 2018, wherein the applicant requested that the application and plan be “withdrawn without prejudice.” Mr. Ryan also requested that any unused funds in the Planning Board Consultant Review account be returned to the applicant, Ms. Rich.

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was unanimously voted to close the public hearing at 7:37 p.m.

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was unanimously voted to approve the withdrawal request of the Approval of a Definitive Plan Application submitted by Ms. Anne Rich.

On a motion made by Mr. McKay, seconded by Mr. Nichols, it was unanimously voted to return Consultant Review Fee funds in the amount of \$1,812.77 to Ms. Anne Rich.

**SPECIAL PERMIT FOR SITE PLAN APPROVAL, PUBLIC HEARING**  
**1375 MAIN STREET –COLLT MANUFACTURING**  
**COMMUNITY ROOFTOP SOLAR INSTALLATION – ECOGY SOLAR**

The public hearing was opened at 7:46 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Jason Mazzone of Ecology Solar, representing the applicant, presented the application and plans. The proposed project is to install a 270kWdc community solar photovoltaic (PV) system on the roof of the existing building. The site plan shows a flush mounted racking system with inverters and safety optimizers set back six feet from the edge of the building roof. The system is proposed to connect to the existing overhead building service from the existing Eversource line along Main Street. The only site work proposed is a utility trench at the rear northern corner of the building where the existing transformer for the building service is located. No other site work or land disturbance is proposed, Mr. Mazzone said. According to Mr. Mazzone, if, for any reason, the company “goes bankrupt,” the owner of the property “inherits” the installation and no removal is needed.

Ms. Recos of BETA Group summarized her review letter, dated July 30, 2018. She stated that the site plan is minimal and meets all current zoning requirements. Mr. Mazzone stated that signage is proposed and emergency contact numbers will be provided. The signage proposed must conform to the Zoning By-Law.

On a motion made by Mr. McKay, seconded by Mr. Nichols, it was unanimously voted to close the public hearing at 7:53 p.m.

On a motion made by Mr. Nichols, seconded by Mr. McKay, with Mr. Cantoreggi, Mr. Yered, Mr. McKay, Mr. Nichols and Mr. Molinari voting in the affirmative, it was voted unanimously (5-0) to grant a special permit for site plan approval with conditions, to Jack Bertuzzi, Ecology Solar LLC D.B.A. Ecology MA II, LLC, 1375 Main Street, COLLT Manufacturing, Millis, Massachusetts, for construction of a rooftop community solar installation.

**SPECIAL PERMIT/SITE PLAN APPROVAL**  
**SENIOR RESIDENTIAL COMMUNITY DEVELOPMENT, PUBLIC HEARING**  
**“ACORN PLACE” – OFF ACORN STREET/PEARL STREET**  
**ACORN MILLIS RESIDENTIAL, LLC**

(Note: Mr. Yered recused himself from the public hearing as he is a direct abutter.)

The public hearing was opened at 8:01 p.m. with notice being read by Mr. McKay, Acting Clerk.

Mr. Robert Fox, manager of Acorn Millis Residential, LLC, presented the application and plans. He stated that his engineer, Mr. Dan Merrikin, was not able to attend so he requested that all technical questions wait until the next hearing. Mr. Fox provided an overview of the proposed project which is to construct a Senior Residential Community Development (SRCD) off of Acorn Street. The project abuts the Hickory Hills

subdivision. It will consist of 22 multi-family residences and 4 single family residences (for a total of 48 units), along with appurtenant driveways, utilities, and stormwater management systems.

Mr. Fox stated that the project is “50% open space” and is a “limited impact environmental project.” He said that the main entrance is off Pearl Street. Phase I of the project will be construction of 16 buildings with 32 units and Phase II would be 10 buildings and a fitness center. There will be “condo-type ownership” with “limited town services,” he said.

Mr. O’Sullivan, architect for the project, presented renderings of the proposed units/townhouses. Mr. Cantoreggi stated that he would like information provided on the “rough pricing” for the units. Mr. Fox stated that he hopes to “keep the prices in the low four hundreds,” as he feels “that is comparable.” Condominium documents will be provided to Town Counsel for review.

Ms. Recos stated that the project does fit what zoning allows. The technical questions will be further discussed when Mr. Merrikin is in attendance.

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was unanimously voted to continue the public hearing at 8:41 p.m. to Tuesday, September 11, 2018, 7:40 p.m.

**RECREATIONAL MARIJUANA ZONING BYLAW PROPOSAL  
INFORMAL DISCUSSION**

Mr. Cantoreggi stated that with fall Town Meeting approaching, it is important that Recreational Marijuana Establishments bylaws be passed before the Moratorium expires at the end of the year. Mr. Cantoreggi stated that the Planning Board would like to start the process for preparing warrant articles for the fall Town Meeting. The Planning Board would like to hold their public hearing on the proposed bylaws presented by the Board of Selectmen that did not pass in the spring at the next meeting on September 11, 2018.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to recommend the two proposed articles as presented to the Selectmen in order to hold a public hearing.

**OTHER BUSINESS:**

**WORK HOURS FOR LARGER DEVELOPMENTS**

Mr. Cantoreggi stated that he had received calls regarding violations of work/construction hours for the Toll Brothers/Glen Ellen Country Club and new school construction projects. Mr. Cantoreggi spoke to the Building Inspector and Police Chief. He stated that Toll Brothers and the school contractors have “been put on notice” regarding the early start times/late end times. Mr. Cantoreggi said that, in his opinion, it takes a little time for sub-contractors to figure things out. Mr. Cantoreggi stated that any residents who wish to file a complaint should contact the Police Department.

Mr. Nichols expressed his concern over continued construction violations. He stated that, in general, there are numerous large projects getting underway and developers must hold to the special conditions in their permit decisions regarding construction hours. There “needs to be a way to get their attention to prevent running rough-shod over the Town,” he said.

**“TINY HOUSES” DISCUSSION**

**RICHARD NICHOLS**

Mr. Nichols provided a brief update on MAPC’s affordable housing options and the location of “tiny houses.” He recommended that zoning be looked at now to decide where these types of homes would be allowed. Mr. Nichols stated that MAPC is looking into it and will inform the Planning Board of zoning options. Ms. Recos stated that she will also look into this issue.

**MINUTES**

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted unanimously to approve the regular session meeting minutes from July 10, 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 9:00 p.m.

Scheduled Planning Board Meetings: September 11, 2018  
October 16, 2018  
November 13, 2018

*Respectfully submitted,*

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*Camille Standley*  
*Administrative Assistant*