

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

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

Phil Paradis, Jr., PE, BETA Group

Members Absent: Robert Cantoreggi, Chair

Also present: Scott Fuzy, 114 Union St.
Robert Fox, Acorn Place, 38 Benjamins Gate, Plymouth
Daniel Merrikin, Merrikin Engineering
John Stevens, Country Kitchen Donuts, 28 Jorie Ln., Walpole
George Yered, 87 Acorn St.

**REQUEST FOR WAIVER OF SITE PLAN APPROVAL
1140 MAIN STREET – COUNTRY KITCHEN DONUTS
JOHN STEVENS**

The Board met with Mr. John Stevens and reviewed a letter and plan sketch, dated October 10, 2018. He is requesting a Waiver of Site Plan Review/Approval for the above-mentioned location in Harkey's Plaza.

Mr. Stevens currently owns and operates Country Kitchen Donuts in Walpole, MA, a family-owned business for forty years, and would like to expand his business to Millis. The location of the coffee and donut shop is proposed where the former One Cup Coffee store was located. The footprint of the building is not changing, Mr. Stevens said, and the building permit process will address all issues and concerns that may arise.

On a motion made by Ms. Riley, and seconded by Mr. Nichols, it was voted unanimously, 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 a coffee and donut shop at 1140 Main Street.

SPECIAL PERMIT/SITE PLAN APPROVAL

SENIOR RESIDENTIAL COMMUNITY DEV., PUBLIC HEARING., CONT.

“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 continuation was opened at 7:40 p.m. with notice being read by Mr. McKay, Acting Clerk.

Mr. Merrikin, representing the applicant, presented the revised site plans for the condominium-style senior residential community. He stated that he worked through BETA’s comment letter, dated August 7, 2018, and submitted revised plans and revised Stormwater Report. Mr. Merrikin said that the plan revisions were minor and included re-aligning the driveway which was recommended by the Conservation Commission.

Mr. Paradis of BETA Group, the Planning Board’s consulting engineer, summarized their review letter, dated October 15, 2018. The sign waiver request was discussed. Mr. Merrikin stated they propose a small standing sign at the main entrance off of Pearl Street to identify the project. The Planning Board had no issues with the proposed sign.

Mr. Merrikin stated that the project is all private property and the Town will not be responsible for anything so there is no need for a security bond. He will forward the condominium association legal documents to the Planning Board. They will then be forwarded to town Counsel for review.

On a motion made by Ms. Riley, seconded by Mr. McKay, it was unanimously voted to continue the public hearing at 8:04 p.m. to Tuesday, November 13, 2018, 7:30 p.m.

OTHER BUSINESS:

“LIVING LITTLE” PHASE II FUNDING

Mr. Nichols updated the Board on the status of MAPC’s research into affordable housing, “little houses,” etc. He stated that they are working on Phase II and are seeking any available funding from surrounding towns. Mr. Nichols requested that the Planning Board appropriate \$500.00 from the Planning Board Expenses Account to contribute to the research project. Mr. Nichols and Mr. Molinari volunteered to participate in the meetings associated with the project.

On a motion made by Mr. McKay, seconded by Ms. Riley, it was unanimously voted in favor of the appropriation of \$500.00 from the Planning Board Expenses Account to the “Living Little” Phase II research project.

MINUTES

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted unanimously to approve the regular session meeting minutes from September 25, 2018, as written.

MILLIS PLANNING BOARD MINUTES

October 16, 2018

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

ADJOURN

There being no further discussion and on a motion made by Ms. Riley, seconded by Mr. Yered and voted unanimously, the meeting was adjourned at 8:09 p.m.

Scheduled Planning Board Meetings: November 13, 2018
December 11, 2018

Respectfully submitted,

*Camille Standley
Administrative Assistant*