

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

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

Melissa Recos, PE, BETA Group

Members Absent:

Also present: Robert Fox, Acorn Place, 38 Benjamins Gate, Plymouth
Daniel Merrikin, Merrikin Engineering
Mark Gladstone, Acorn of Millis, 9 Canton St.
George Yered, 87 Acorn St.
Paul DeSimone, Colonial Engineering, Medway
Raymond Hanna, Ameresco, 111 Speen St., Framingham
Wayne Carlson, 261 Union St.
Stephen Silver, 227 Causeway St.
Edward Jacobs, Jacobs Driscoll Engineering

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 7:36 p.m. with notice being read by Mr. McKay, Acting Clerk.

Mr. Merrikin of Merrikin Engineering, representing the applicant, summarized the project for the proposed 48-unit Senior Residential Community development at property on Acorn Street. He stated that the Board of Health and Conservation Commission have approved the project. The plans have a final revision date of October 12, 2018.

Ms. Recos summarized the draft decision and waivers requested. Mr. Merrikin responded to her comments. There was discussion regarding approval of the condominium documents. Town Counsel was still working on the review regarding the age restriction requirements. Mr. Merrikin requested that a condition of approval in the decision state that final legal documents will be approved by Town Counsel. He requested that the public hearing be closed.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was unanimously voted to close the public hearing at 8:05 p.m.

FORM A – APPROVAL NOT REQUIRED/ANR APPLICATION

ACORN STREET – THOMAS ROCHE

MAP 31, PARCELS 66, 67 AND 35

REVISED LAND COURT PLAN

Mr. Paul DeSimone, representing the applicant, presented the plan. A Form A was previously filed and approved for these lots; however, Land Court required the lot numbers shown on the plan be renumbered, he said.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously (6-0) to approve and endorse the ANR plan entitled, “L.C. Plan 11412 Plan of Land in Millis, MA,” dated September 6, 2018, Revised November 13, 2018, Acorn Street, prepared and stamped by Paul J. DeSimone PLS, 403 Mahan Circle, Medway, MA 02053, for property located at Acorn Street, Map 31, Parcels 62, 67 and 35. The Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

FORM A – APPROVAL NOT REQUIRED/ANR APPLICATION

71 FARM STREET – THOMAS ROCHE

Mr. Paul DeSimone, representing the applicant, presented the plan. A Form A was previously filed and approved for these lots; however Land Court required the lot numbers shown on the plan be revised, he said.

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was voted unanimously (6-0) to approve and endorse the ANR plan entitled, “LC 3214F Plan of Land in Millis, MA,” dated September 6, 2018, revised November 13, 2018, prepared and stamped by Paul J. DeSimone PLS, 403 Mahan Circle, Medway, MA 02053 (for Land Court) for property located at 71 Farm Street, Map 31, Lot 100, finding 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, and therefore approved and endorsed the plan accordingly.

FORM A – APPROVAL NOT REQUIRED/ANR APPLICATION

416 ORCHARD STREET – BRENDA HARCOVITZ

Mr. Wayne Carlson, representing the applicant, presented the application and plan. The house is being sold, Mr. Carlson stated, and the plan shows the division of one lot and one non-buildable parcel.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously (6-0) to approve and endorse an ANR plan entitled, “Plan of Land, Millis, Mass.” (1 sheet) dated October 2, 2018, stamped and prepared by Wayne S. Carlson, RLS, 261 Union St., Millis, MA 02054, finding the Form A in order and subdivision control not required. The Planning Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

227 CAUSEWAY STREET – PRE-PRELIMINARY PLAN

STEPHEN SILVER - INFORMAL DISCUSSION

Mr. Silver stated that he had filed an ANR plan to “change the lot lines” back in May of 2017, which the Planning Board did endorse. Mr. Silver said that circumstances have changed and building in the back may not be feasible. He presented a “Subdivision Concept Study Plan” for a 3-lot subdivision, dated August 6, 2018, prepared by P.M.P. Associates, LLC. Mr. Silver requested feedback from the Board before proceeding with design.

A 384-foot roadway in length is proposed to be a public way with Town water and septic. Mr. Cantoreggi stated that it could be “a shared-type driveway system” so the Town does not have to maintain it. The land does have to be in place for the complete roadway, however, Mr. Cantoreggi said. Utilities would have to be installed and stormwater calculations would be required. All topographical data would have to be shown on the plans as well. Since Causeway Street is designated as a Scenic Road, tree and wall work would require a Scenic Road hearing filing. Mr. Silver will prepare a Preliminary Subdivision Plan application.

1280 MAIN STREET SOLAR ARRAY

AS-BUILT PLAN REVIEW AND APPROVAL

RAYMOND HANNA – AMERESCO

An as-built plan for the completed project was submitted by the applicant for review and approval. Ms. Recos, PE, from BETA Group, the Planning Board’s consulting engineers, summarized the Site Observation Report dated October 23, 2018. She stated that a deviation from the approved site plan was that trees were planted **within** the chain link fence surrounding Basin #3 rather than **outside** the fence. Mr. Hanna stated that he would take care of the twelve trees to be planted on the outside of the fence.

The stormwater basins were discussed. Mr. Hanna stated that the monitoring of vegetation and standing water would be looked at more closely in the springtime.

FORM A – APPROVAL NOT REQUIRED/ANR APPLICATION

84 RIDGE STREET – ACORN MILLIS RESIDENTIAL LLC

DANIEL MERRIKIN, MERRIKIN ENGINEERING

Mr. Merrikin, representing the applicant, presented the application and plan. The ANR divides the lot at 84 Ridge Street into a buildable lot that will contain the existing house and a small unbuildable parcel. The proposed lot meets the lot area requirements and has the required frontage on a public way, he said.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously (6-0) to approve and endorse an ANR plan entitled, “84 Ridge Street A.N.R. Plan of Land In Millis, MA” (1 sheet) dated November 9, 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 Planning Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

**FORM A – APPROVAL NOT REQUIRED/ANR APPLICATION
WALNUT STREET – MAP 3 PARCEL 14 – JANE HARDIN
DANIEL MERRIKIN, MERRIKIN ENGINEERING**

Mr. Merrikin, representing the applicant, presented the application and plan. The ANR divides Assessor Map 3 Parcel 14 into Lot 1 and two unbuildable parcels. Lot 1 has received a frontage and width variance to allow it as a buildable lot. Parcels A and G will be conveyed to other parties and are not buildable, he said.

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted unanimously (6-0) to approve and endorse an ANR plan entitled, “Plan of Land in Millis, Massachusetts” (1 sheet) dated October 30, 2018, stamped and prepared by Daniel A. O’Driscoll, PLS, O’Driscoll Land Surveying Inc., 46 Cottage St., Medway, MA 02053, finding the Form A in order and subdivision control not required. The Planning Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

OTHER BUSINESS:

DISCUSSION RE: PROCEDURES FOR CONSTRUCTION PHASE FOR PROJECTS – MELISSA RECOS, BETA GROUP

Ms. Recos expressed concern over a lack of consistency for construction services/inspections after the approval phase of a project. She recommended that a policy/procedure be put into place. She stated that there are inconsistencies for pre-construction meetings with some applicants/projects. Once work has been done without BETA’s inspection, there is no real mechanism for the Town to check something. Mr. Cantoreggi suggested that Ms. Recos look into trying to put a Scope & Fee for construction services together or any other ideas to streamline the process and be consistent.

**SPECIAL PERMIT/SITE PLAN APPROVAL - SENIOR RESIDENTIAL COMMUNITY DEV. - “ACORN PLACE” – OFF ACORN STREET/PEARL STREET - ACORN MILLIS RESIDENTIAL, LLC
DELIBERATION**

(Note: Mr. Yered recused himself from the discussion.)

The Board reviewed the draft decision and plans. The two waivers were discussed.

On a motion made by Ms. Riley, seconded by Mr. McKay, it was voted unanimously in favor of granting the following waivers:

1. Pursuant to Section XVII.G.8.b, a waiver is granted to allow the proposed driveway construction to deviate from the construction standards of the Millis Subdivision Regulations. The development proposes private driveways only and no roads or streets will be constructed. The design depicted on the Approved Site Plan is deemed to be appropriate for the development and consists of 20’ paved driveways with Cape Cod berms and sidewalks on one side. Relevant provisions of the subdivision regulations are waived to allow the design as proposed.

2. Pursuant to Section XVII.G.8.d, a waiver is granted from Section VII – Signs of the Zoning Bylaw to allow the installation of a standing sign at the entrance driveway in order to identify the development. The sign shall be substantially in accordance with the details depicted on the site plan.

Conditions were discussed. Prior to the issuance of any occupancy permits, the applicant shall submit proof of recording of the master deed and condominium documents in a form acceptable to Town Counsel.

On a motion made by Ms. Riley and seconded by Mr. Cantoreggi, with Mr. James McKay, Mr. Richard Nichols, Mr. Carlo Molinari, Ms. Nicole Riley, and Mr. Robert Cantoreggi voting in the affirmative, it was unanimously voted to grant to the Applicant, the Acorn Millis Residential, LLC, a **Special Permit** for site plan approval and a **Special Permit** for a Senior Residential Community development, with special conditions, for property located on Acorn Street and Pearl Street (Assessors Parcels 127, 128 and 129 on Map 31, Assessors Parcel 10 on Map 34 and a portion of Assessors Parcel 126 on Assessors Map 34), said location as described herein and on the plans. The site and the approved improvements are depicted on a 16-sheet plan set entitled “Acorn Place Site Plan of Land in Millis, MA,” dated July 12, 2018 with a final revision date of October 12, 2018, prepared by Merrikin Engineering, LLP.

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to approve the regular session meeting minutes from October 16, 2018, 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 9:37 p.m.

Scheduled Planning Board Meetings: December 11, 2018
January 8, 2019

Respectfully submitted,

Camille Standley
Administrative Assistant