

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  
Nicole Riley  
Carlo Molinari. Associate

Melissa Recos, PE, BETA Group

Members Absent: Richard Nichols

Also present: Scott Fuzy, 114 Union Street  
Halim Choubah, PE, Choubah Engineering Group, N. Dartmouth  
Stephen Silver, 227 Causeway St.  
Edward Jacobs, Jacobs Driscoll Engineering, N. Easton, MA  
Johnny & Forud Hatem, 187 Cairn Ridge Rd., E. Falmouth, MA  
Peter Harkey, 256 Orchard St.  
Darrick Ferguson, 228 Causeway St.

**SPECIAL PERMIT/SITE PLAN APPROVAL**

**1105-1115 MAIN STREET, PUBLIC HEARING**

**GAS FILLINGS STATION/CONVENIENCE STORE/DRIVE-THROUGH**

**1105-1115 MAIN STREET, LLC**

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

Mr. Choubah of Choubah Engineering Group, representing the applicant, presented the application and plan. Mr. Choubah provided a summary of the proposed project which is the redevelopment of two parcels; formerly Bob's Restaurant and the Sportsmen's Lodge. It is proposed to demolish both existing structures and construct a new 6,000 square foot retail store with five fuel pumps and canopy structure. The fueling station proposed two underground storage tanks with a total capacity of 30,000 gallons and ten fueling positions. The proposed building includes a convenience retail store and a coffee shop with a drive-through window.

Mr. Choubah stated that they have requested that BETA Group hold off on a full review of the project as they are currently going through the Zoning Board of Appeals process for setback relief. There is a ten-foot easement for AT&T at the back of the property, he said. Since the site plans may have to be revised, he would prefer to hold off on the Planning Board's review until the ZBA has made a decision. Once the layout is approved by the ZBA, he will follow through with BETA's review. Mr. Choubah will also follow up with the Board of Health for an EHIR permit and Board of Selectmen for Stormwater.

Mr. Cantoreggi suggested some items for the applicant to consider:

- Potential traffic concerns/issues

- Queueing for the drive-through window
- Overall aesthetics of the building
- Signage bylaws

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was unanimously voted to continue the public hearing at 8:04 p.m. to Tuesday, February 5, 2019, 7:30 p.m.

**APPLICATION FOR APPROVAL OF PRELIMINARY PLAN  
227 CAUSEWAY STREET – “RIVENDELL WOODS”**

**STEPHEN SILVER**

Mr. Jacobs of Jacobs Driscoll Engineering, representing the applicant, presented the application and plan. The proposed project is a 3-lot subdivision with a 380 foot dead-end street located off of Causeway Street near the intersection of Paddock Lane. Mr. Jacobs presented a revised plan based on comments made by BETA Group. The plan presented was entitled, “Preliminary Land Court Subdivision “Rivendell Woods” Causeway Street in Mills (Norfolk County) Massachusetts,” dated November 26, 2018. According to Mr. Jacobs, a gravel roadway with a “hammerhead end” is shown.

Mr. Cantoreggi stated that the Planning Board uses this application as a “guide” and does not officially approve or deny the plan. A Definitive Subdivision application filing is what is approved/denied after the public hearing process.

The intent of the Planning Board is to provide a “public way” that is not maintained by the Town – the roadway is not a private way, Mr. Cantoreggi said. He summarized the requirements for a Definitive Subdivision plan (full build-out; water line; sidewalks, etc.) and waiver requests as appropriate.

As Causeway Street is designated as a “Scenic Road,” a Scenic Road Application and public hearing would be required for removal of the stone wall for the roadway construction.

**OTHER BUSINESS:**

**DRAFT POLICY FOR A LANE SUBDIVISION**

**MELISSA RECOS, BETA GROUP**

Ms. Recos provided information from the Town of Westwood regarding Lane Subdivisions for the Board to consider. The Planning Board will look into updating the Bylaws for road construction.

**COMMUNITY RESILIENCE BUILDING (MVP) WORKSHOP INVITATION**

Mr. McKay summarized the Municipal Vulnerability Preparedness Program and CORE Team created. He invited all members to a Community Resilience Building Workshop to be held on Tuesday, January 8, 2019, in the Millis Public Library from 9:00 am to 3:00 pm.

**ECONOMIC DEVELOPMENT COMMITTEE  
PLANNING BOARD MEMBER RECOMMENDATION**

On a motion made by Mr. Cantoreggi, and seconded by Mr. Yered, it was unanimously voted to recommend the appointment of Ms. Nicole Riley as the Planning Board designate to the Economic Development Committee.

**MINUTES**

On a motion made by Ms. Riley, seconded by Mr. McKay, it was voted unanimously to approve the regular session meeting minutes from November 13, 2018, as written.

**ADJOURN**

There being no further discussion and on a motion made by Mr. Yered, seconded by Mr. McKay and voted unanimously, the meeting was adjourned at 8:37 p.m.

Scheduled Planning Board Meetings: January 8, 2019  
February 5, 2019

*Respectfully submitted,*

---

*Camille Standley*  
*Administrative Assistant*