

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

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

Melissa Recos & Greg Lucas, BETA Group

Members Absent:

Also present: Julie Allen, Agostini Construction
Matt Barnhart, Tappe Architects
Jeff D’Amico, Compass Management
Wayne Klocko, 85 Walnut St.
Robert J. Valchuis, 1372 Main St.
Matt Fasolino, 164 Main St.
Nick Havan, Nitsch Engineering, 2 Center Plaza, Boston
Fayssal Hussein, Nitsch Engineering
Daniel Merrikin, Merrikin Engineering
Ellen Rosenfeld, 730 Main Street
Marc Rosenfeld, 730 Main St.

**SPECIAL PERMIT/SITE PLAN APPROVAL APP., PUBLIC HEAR. CONT.,
CLYDE BROWN SCHOOL CONSTRUCTION – PARK ROAD
WAYNE KLOCKO, ESBC**

The public hearing continuation was opened at 7:31 p.m. with notice being read by Mr. Yered, Clerk.

Mr. D’Amico updated the Board on the status of various reviews with BETA Group and other departments. He stated that there have been meetings with BETA Group to narrow down the open items and that the main open item is the traffic report. According to Mr. D’Amico, school administration is comfortable with the parking design and the number of 196 spots.

Mr. Hussein of Nitsch Engineering presented the revised traffic report. He discussed the existing site layout in relation to the adjacent neighborhood and the proposed school program for drop-off, buses, etc. The traffic data collection locations and counts were presented. Mr. Hussein stated that traffic counts were done on September 13th and September 14th and peak traffic hours were between 7am – 9am and 2:30pm – 3:30pm. He presented and discussed the “Signal Design at Main Street and Park Road” intersection plan. Mitigation design at the intersection (signals; crosswalks) was discussed. Mr. Cantoreggi reiterated that traffic and safety is a very important part of the

project. He stated that although he “likes the plan, people need to know there are additional costs associated with it.” There was discussion regarding whether or not there was a need to synchronize with the traffic signal at Rte. 115.

Mr. Lucas of BETA Group, the Planning Board’s peer reviewer, stated that a majority of the traffic issues have been resolved. He said they are still working on some of the existing school traffic data. According to Mr. Lucas, they still have to work on the methodology used by Nitsch Engineering to “have confidence in the numbers to back it up.” Mr. Hussein stated that he is confident they can sit down with BETA and go over the methodology on how they came up with the numbers. Mr. Lucas agreed that they will be able to work it out once they are shown the numbers and are provided “a little more of an explanation.” Mr. Cantoreggi stated that the Planning Board agrees that traffic is a “big issue” and the Board “has to be confident that it will work.”

Ms. Recos of BETA Group summarized her review letter, dated October 19, 2017. She stated that in addition to the two waiver requests, there are only a few minor issues remaining to be resolved.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously at 8:27 p.m. to continue the public hearing to Tuesday, November 14, 2017, 8:10 p.m.

**SPECIAL PERMIT/SITE PLAN APPROVAL APPLICATION, PUBLIC HEAR.,
1370-1372 MAIN STREET – FASOLINO LANDSCAPE DESIGN**

The public hearing continuation was opened at 8:33 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Merrikin, representing the applicant, presented the revised plan with revisions based on BETA Group’s comments. A copy of the deed as requested was also provided. Mr. Merrikin stated that no retail sales will take place – storage use only. No new signage is proposed.

On a motion made by Mr. McKay, seconded by Mr. Nichols, it was voted unanimously at 8:38 p.m. to close the public hearing.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously (6-0) to grant a special permit for/with site plan approval, with special conditions, to Fasolino Landscape Design, 164 Main St., Medway MA, for use of a portion of the existing outside storage area for the storage of equipment and various soil materials at 1370-1372 Main Street. The site improvements are depicted on a plan (1 sheet) entitled, “1370-1372 Main Street Site Plan of Land in Millis, MA,” dated August 5, 2017, revised October 23, 2017, prepared by Merrikin Engineering, LLP, 730 Main Street, Suite 2C, Millis, MA.

**SPECIAL PERMIT/SITE PLAN APPROVAL APPLICATION, PUBLIC HEAR.,
“0” MAIN STREET – MAP 21 PARCELS 49 & 52
COMMERCIAL BUILDING CONSTRUCTION-MEDICAL MARIJUANA
DISPENSARY - ELLEN REALTY TRUST**

The public hearing was opened at 8:41 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Daniel Merrikin of Merrikin Engineering, representing the applicant, presented the application and plans. A medical marijuana dispensary is proposed on the site, which consists of two parcels of undeveloped land surrounded by commercial uses. The proposal was originally for a two-story commercial building, however, that has now changed to a one-story commercial building, Mr. Merrikin said. The plans will be revised to reflect the change. According to Mr. Merrikin, the applicant is in the process of constructing a “grow facility” in Medway. This application filed is for construction of a medical marijuana dispensary – **not** recreational marijuana for retail sales.

The applicant has gone before the Zoning Board of Appeals for three forms or relief and a Notice of Intent has been filed with the Conservation Commission, Mr. Merrikin said.

Mr. Merrikin stated that he is in the process of responding to BETA Group’s review letter, dated October 12, 2107. They are working on architectural plans and operational procedures and will provide written responses to the letter. BETA Group had recommended a Traffic Analysis be submitted, however, Mr. Merrikin stated that they do not feel that one is warranted. According to Mr. Merrikin, there may be 20-30 trips during peak hours with “maybe 10-15 cars coming onto the site.” He said there would be no impact to any traffic on Route 109; therefore no substantive traffic issues. Mr. Merrikin will provide data regarding trip generation from an existing facility.

All marijuana products will be made/cultivated in Medway and only dispensing of medical products from the proposed Millis facility is proposed. Mr. Merrikin discussed the process for using a dispensary and the tight security protocol used; cameras and on-site security guards. There would also be “intense transportation protocol” in place.

Due to the revisions to be made to the plan and additional information required, Mr. Merrikin requested a continuance.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously at 9:05 p.m. to continue the public hearing to Tuesday, December 5, 2017, 7:31 p.m.

**OTHER BUSINESS:
MINUTES**

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was voted unanimously to approve the regular session meeting minutes from October 3, 2017, as written.

MILLIS PLANNING BOARD MINUTES

October 24, 2017

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

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 9:07 p.m.

Scheduled Planning Board Meetings: November 14, 2017
December 5, 2017

Respectfully submitted,

Camille Standley
Administrative Assistant