

MILLIS PLANNING BOARD MINUTES

March 10, 2020

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

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

Members present: Richard Nichols, Chair
Nicole Riley, Clerk
George Yered
James McKay
Bodha B. Raut Chhetry

Members Absent: Joshua Guerrero, Associate Member

Also present: Scott Fuzy, 411 Union St.
Francis DeCoste, 56 Darren Dr., Brockton, MA
Robert Fox, 38 Benjamins Gate, Plymouth, MA
Daniel Merrikin, Legacy Engineering, 730 Main St.
Brian O'Keefe, 80 Ridge St.
Jim Burns, 78 Ridge St.
Martha Burns, 78 Ridge St.
Mary Kazis, 14 Rolling Meadow
Joe & Denise Cormican, 72 Ridge St.
Jennifer Farrar, 7 Rolling Meadow
Ashley Glynn, 26 Walnut Hill Rd.
Chris Glynn, 26 Walnut Hill Rd.
Alan Handel, 11 J William Heights
Lan Nguyen, 27 Cottage Ave.
Tae Kim, 27 Cottage Ave.

**APPLICATION FOR APPROVAL OF DEFINITIVE PLAN, PUBLIC HEARING
RIDGE STREET – “EMERSON PLACE” OPEN SPACE SUBDIVISION
TD DEVELOPMENT, LLC**

The public hearing was opened at 7:32 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Merrikin, representing the applicant, presented the application and plans (“Emerson Place Definitive Subdivision Plan, dated February 12, 2019, prepared by Legacy Engineering LLC”). He stated that the Planning Board granted an Open Space Development Special Permit and the Definitive Plan Approval is the next step in the process. The applicant is proposing to construct three new roadways which will provide frontage for 43 single-family residential lots between Ridge Street and Rolling Meadow Drive. The Open Space design allows for reduced lot sizes and reduced lot frontages, Mr. Merrikin said. The forty-plus acres of open space would be owned and controlled by a homeowners association, he stated.

Mr. Merrikin discussed some of the waivers to be presented during the public hearing process. He will discuss less width for roadways if the Board would be amenable to that. A waiver to require a sidewalk on only one side of each proposed roadway has been requested and the applicant will submit funds to the Sidewalk Fund instead. There will

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be two wetland crossings proposed and waivers will be requested to minimize wetland disturbance. The project will consist of three phases.

Mr. Merrikin stated that a traffic study has been submitted which BETA will review in addition to the application/plan and stormwater reviews. The traffic consultant will attend a subsequent hearing for discussion. Mr. Merrikin discussed the process, stating that based upon comments from the Planning Board's consultant, Boards, and abutters; there will be responses and revisions as necessary.

Ms. Kazis of 14 Rolling Meadow Drive expressed her concern over the possibility of someone exiting the new proposed roadway across from her property and hitting her home due to the lack of sidewalk and curbing in front. According to Mr. Merrikin, a Cape Cod berm was required for Ms. Kazis' development. Mr. Nichols stated that a possible bollard placement could be discussed. Mr. Merrikin stated that two points of full access are required per the Subdivision Rules & Regulations so it was not a feasible option using the proposed roadway as an emergency exit only ("May Road").

Ms. Farrar asked whether there would be a covenant for restrictions of the wetlands in the Open Space. Mr. Merrikin stated that the HOA documents will address these issues. The Open Space classified as wetlands will remain protected by the Wetlands Protection Act.

To allow adequate time for review of the submittal, Mr. Merrikin requested a continuance.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously at 8:12 p.m. to continue the public hearing to Tuesday, April 7, 2020, 7:30 p.m.

OTHER BUSINESS:

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from February 11, 2020, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Nichols, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 8:15 p.m.

Scheduled Planning Board Meetings: April 7, 2020
May 12, 2020

Respectfully submitted,

Camille Standley
Administrative Assistant