

MILLIS PLANNING BOARD
MEETING MINUTES
VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM

May 26, 2020

The remote meeting was called to order at 7:33 p.m. by Mr. Richard Nichols, Chair.

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

Melissa Recos, BETA Group

Camille Standley – Administrative Assistant

Members Absent:

Also present: Daniel Merrikin, Legacy Engineering, LLC
 Robert Fox, 38 Benjamins Gate, Plymouth. MA
 Robert Weiss, Economic Dev. & Planning Dir., Energy Manager

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN, PUB. HEAR., CONT.
RIDGE STREET – “EMERSON PLACE” OPEN SPACE SUBDIVISION
TD DEVELOPMENT, LLC

The public hearing continuation was opened at 7:33 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Nichols acknowledged receipt of the numerous emails received regarding possible sidewalks on Ridge Street.

Mr. Merrikin, representing the applicant, stated that he has submitted revisions and BETA is in the process of reviewing them. He said that the plan design has not changed significantly; they simplified the drainage design by eliminating two stormwater basins and enlarging another. They will be removing the two existing cart path piped culvert crossings and replacing them with concrete open bottomed boxed culverts. This will allow the wetland area to restore to a “streambed-like” condition, which is what the Conservation Commission wants to see, Mr. Merrikin said.

Mr. Merrikin provided an overview of the three streams on-site. On the South side there are two that are basically “dug ditches,” which are classified as intermittent. He stated that the stream closer to Ridge Street is documented on GIS as perennial. According to Mr. Merrikin, they are in process of providing more documentation and evidence to the Conservation Commission to document it as an intermittent stream. There is certain criteria which must be met and he feels they have proof of those criteria (field documentation/evidence).

MEETING MINUTES**VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM**

Mr. Merrikin summarized the waiver request list on the front of the plans, which includes nine waivers. The following waivers were discussed; whereas the other waivers were regarding Stormwater issues/drain pipe coverage, etc. that BETA will review.

#1. To require a sidewalk on only one side of each proposed roadway in the development. Mr. Merrikin stated that the Planning Board historically waived sidewalks on one side. A condition for granting the waiver, he said, is that the applicant provide funds relative to the cost of installing the second sidewalk. The cost estimate is prepared by BETA Group. The applicant provides the funds to the Town for the Town to use however they choose. Mr. Merrikin referenced the emails received regarding a potential sidewalk on Ridge Street. He stated that installing a sidewalk on Ridge Street would be problematic as some areas of Ridge Street are not wide enough to support sidewalks. "The applicant is not Looking to put sidewalks outside of the subdivision," Mr. Merrikin said. The applicant is requesting that BETA calculate the developer's cost for 3500 linear feet of sidewalk and they would provide those funds to the Town.

#2. To not require Fire Alarms and Police Call Boxes. Mr. Merrikin stated that these systems are not used anymore, so they will provide funds to the Fire/Police Departments instead, as has been done in past. Mr. Merrikin will speak with the Fire and Police Chief.

#5. To allow street lights to be located at intersections only as shown, with each lot required to provide a light post within 10 feet of the edge of right-of-way and driveway. There was some discussion as to other potential locations for street lights. Mr. Merrikin will contact the residents who will most be affected by the new street lights for feedback. Mr. Weiss stated that not having extra lighting would be fine with him to allow "dark skies" for the enhancement of wildlife and open space.

Mr. Merrikin stated that the Homeowner's Association will be responsible for the Open Space and maintenance of all stormwater systems. The documents will be forwarded to Town Counsel for review.

There was further discussion regarding street lighting, safety issues, and sidewalks. Mr. Chhetry stated that the "developer should address the voice of the neighbors" regarding traffic signals, safety signage and lighting. Millis is a fast-growing town and the developer should plan accordingly, he said. Mr. Nichols reiterated that the traffic study was done and this issue is addressed. Mr. Merrikin stated that there will be a street light at the Ridge Street intersection and placement will be determined in the field with the DPW and BETA.

Sidewalks were discussed. Mr. McKay stated that any potential placement of a sidewalk on Ridge Street would have to go through the Select Board and not the Planning Board. Mr. Merrikin stated that due to the costs involved with such a project, the applicant would most likely just construct the second sidewalk in the development. Once BETA

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comes up with an amount for sidewalk installation, a decision can be made regarding the waiver.

To allow time for BETA to perform their review, Mr. Merrikin requested a continuance.

A motion was made by Mr. Nichols, seconded by Ms. Riley, to continue the public hearing at 8:34 p.m. to Tuesday, June 9, 2020, 7:30 p.m. By Roll Call Vote: Nichols – aye; Yered – aye; McKay – aye; Riley – aye; Raut Chhetry – nay; Guerrero – aye. The motion passed.

OTHER BUSINESS:

MINUTES

A motion was made by Mr. Nichols, seconded by Mr. Yered, to approve, as written, the minutes from May 12, 2020. By Roll Call Vote: Nichols – aye; Yered – aye; McKay – aye; Riley – aye; Raut Chhetry – aye; Guerrero – aye. The motion passed unanimously.

ADJOURN

There being no further business, a motion was made by Mr. Nichols, seconded by Ms. Riley, to adjourn the remote meeting at 8:36 p.m. By Roll Call Vote: Nichols – aye; Yered – aye; McKay – aye; Riley – aye; Raut Chhetry – aye; Guerrero – aye. The motion passed unanimously.

Scheduled Planning Board Meetings: June 9, 2020

Respectfully submitted,

Camille Standley, Administrative Assistant