

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

**June 9, 2020**

The remote meeting was called to order at 7:27 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, PE, BETA Group, Inc.  
                              Greg Lucas, BETA Group, Inc. (Traffic)  
  
                              Camille Standley – Administrative Assistant

Members Absent:

Also present: Robert Cantoreggi, Millis Tree Warden  
                              Daniel Merrikin, Legacy Engineering, LLC  
                              Robert Fox, 38 Benjamins Gate, Plymouth. MA  
                              Tom McDonough, McDonough Building, 118 Norfolk Rd.  
                              Michael Tieu, 68 Ridge Street  
                              George Sgourakes, 41 Bullard Lane

**SCENIC ROAD APP., CONSOLIDATED TREE WARDEN, PUBLIC HEARING**  
**40 BULLARD LANE – THOMAS MCDONOUGH**

The consolidated public hearing was opened at 7:27 p.m. with notice being read by Ms. Riley, Clerk.

Mr. McDonough requested permission to remove a 13” Oak tree within the right-of-way to provide a driveway access to a proposed dwelling. Two six-foot Pin Oaks are proposed as replacements for the 13” Oak tree.

Mr. Cantoreggi, Tree Warden, summarized the application and stated that he conducted a site visit and had no oppositions to the proposal. He stated that he approves of the proposed replacement of two (2) six-foot Pin Oak trees.

A motion was made by Mr. Nichols, seconded by Ms. Riley, to close the consolidated public hearing at 7:32 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; McKay – aye; Raut Chhetry – aye; Guerrero – aye. The motion passed unanimously.

A motion was made by Mr. Nichols, seconded by Ms. Nicole Riley, to approve the following:

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- (1) The Board grants permission for the 13" Oak tree to be removed as shown on the plan entitled, "Scenic Road Plan of Land, 40 Bullard Lane in Millis, MA," prepared by Guerriere & Halnon, Inc., dated February 27, 2020.
- (2) Two (2) six-foot Pin Oak trees will be replanted. Trees will be a minimum of 2.5 caliper in diameter and planted according to Massachusetts DOT specifications and species. The locations of the trees will be at the discretion of the Millis Tree Warden.

By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; McKay – aye; Raut Chhetry – aye; Guerrero – aye. The motion passed unanimously.

**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 7:32 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Merrikin, representing the applicant, summarized the status of the application. He stated that a revised subdivision plan, entitled "Emerson Place, Definitive Subdivision Plan," dated February 12, 2020, with a revision date of June 5, 2020, has been submitted. These revisions address additional comments received during the permitting process and the Town's peer review consultants, BETA Group, he said. Mr. Merrikin summarized the plan changes and his comment response letter, dated June 7, 2020.

Mr. Merrikin stated that one additional waiver has been requested. In addition to the nine waivers already presented/discussed, a waiver to allow narrower and eliminate grass strips at the proposed wetland crossings is being requested. This will decrease the footprint of roadway impact in these areas and minimize wetland disturbance, he said. According to Mr. Merrikin, they have also worked with abutters at 11 and 14 Rolling Meadow Drive to address their concerns.

There was discussion regarding MassDOT requirements for the three stream culverts/bridges. Ms. Recos recommended that if the Board approves the application, that they consider a condition that retaining wall/road crossing final designs be submitted to the Board for approval and that they be designed and detailed in accordance to MassDOT policies and requirements.

Mr. Lucas, BETA Traffic Consultant, stated that the traffic study was reviewed and all comments were satisfactorily addressed.

There was discussion regarding installation of the required street trees on the individual lots. To avoid any issues in the future, a condition of approval will state that deeds for each lot will include language obligating the lot owner to allow shade trees to be installed on their property as required by the Subdivision Regulations.

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Mr. Merrikin stated that BETA estimated the cost of the second sidewalk. The Applicant shall donate the sum of \$32,000.00 to the Town of Millis sidewalk fund in consideration of the waiver for only one sidewalk to be installed. Also, the Applicant shall donate \$7,800.00 to the Town of Millis in consideration of the waiver for no installation of a hard-wired fire alarm system.

Mr. Tieu of 68 Ridge Street expressed safety concerns on Ridge Street and the prospect of sidewalk installation. Mr. Nichols re-iterated that the installation of sidewalks in other parts of Town is under the purview of the Select Board. The applicant is responsible for providing sidewalks as required in the development.

Ms. Recos stated that it appears that all of their comments have been appropriately addressed. There was no further discussion.

A motion was made by Mr. Nichols, seconded by Mr. McKay, to close the public hearing at 8:20 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; McKay – aye; Raut Chhetry – aye. The motion passed unanimously.

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

The Board reviewed and discussed the application, plans, and submittals. A motion was made by Mr. Nichols, seconded by Ms. Riley, in favor of granting waivers #1 through #10 as discussed/shown on the plan cover sheet. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; McKay – aye; Raut Chhetry – aye. The motion passed unanimously.

A motion was made by Mr. Nichols, seconded by Mr. McKay, in favor of approving the “Emerson Place Subdivision,” with conditions. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; McKay – aye; Raut Chhetry – aye. The motion passed unanimously.

**OTHER BUSINESS:**

**MINUTES**

A motion was made by Mr. Nichols, seconded by Mr. Guerrero, to approve, as written, the minutes from the May 26, 2020 ZOOM meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; McKay – aye; Raut Chhetry – aye; Guerrero – aye. The motion passed unanimously.

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**UNFORESEEN:**

**VIOLATION CLAIM AT 35 BULLARD LANE**

Mr. Sgourakes stated that there was a Scenic Road violation at 35 Bullard Lane. According to Mr. Sgourakes, a 34" Oak tree at the entrance to the driveway of 35 Bullard Lane was removed from Town property without proper notification. He stated that he did not witness the cutting or removal of the tree, however, it was on Town property. Mr. Sgourakes said that he should have received notice as an abutter of a public hearing for the tree removal per the Scenic Road Rules and Regulations.

Mr. Nichols stated that Mr. Sgourakes' complaint would be forwarded to the Building Inspector/Zoning Enforcement Officer, who is in charge of issuing violations, and the Tree Warden.

(Note: an email was received by the Planning Board from Mr. Sgourakes at 6:40 p.m. on June 9, 2020, regarding the complaint above. This email was forwarded to Mr. Guzinski, Mr. Giampietro, Mr. Cantoreggi, and Mr. Weiss.)

**ADJOURN**

There being no further business, a motion was made by Mr. Nichols, seconded by Mr. McKay, to adjourn the remote meeting at 8:42 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; McKay – aye; Raut Chhetry – aye; Guerrero – aye. The motion passed unanimously.

Scheduled Planning Board Meetings: August 11, 2020

*Respectfully submitted,*

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*Camille Standley, Administrative Assistant*