

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

August 11, 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
 Bodha B. Raut Chhetry
 Alan Handel

Melissa Recos, PE, BETA Group, Inc.

Camille Standley – Administrative Assistant

Members Absent: Joshua Guerrero, Associate Member

Also present: Eric Dubrule, Bohler Engineering
 Eric Wagner
 Daniel Allen, Bohler Engineering
 Halim Choubah, Choubah Engineering
 Johnny Hatem
 Kathleen Gasbarro, Woodside Montessori Academy
 Craig Olsen, Architect
 Robert Weiss, Economic Dev. & Planning Director

SPECIAL PERMIT FOR/WITH SITE PLAN APPROVAL, PUB. HEAR., CONT.
808 MAIN STREET – MCDONALD’S RESTAURANT
RAZE & REBUILD

The public hearing continuation was opened at 7:34 p.m. with notice being read by Ms. Riley, Clerk

Mr. Dubrule of Bohler Engineering, representing the applicant, presented the revisions made to address the Board’s comments from the last hearing. The handicap stalls were re-located, he said. Mr. Dubrule presented some design/architectural options for “softening” the building to have “more of a New England-style feel.” He requested that the Board provide feedback on the options prior to revising the plans.

The Board was in agreement that the options presented were better than what was originally proposed, however, they were still not quite fitting with the character of the Town. There was discussion regarding a façade on the street-side to provide less of an “industrial” look. Elevations were discussed. Mr. Wagner stated that due to all of the mechanical systems located on the roof of the building, space was limited. There are many HVAC units that are required for the restaurant, he said. They will go back to the design team to see if they can come up with some other options.

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A motion was made by Mr. Nichols, seconded by Ms. Riley, to continue the public hearing at 8:02 p.m. to Tuesday, September 15, 2020, 7:30 pm. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

**1105-1115 MAIN STREET GASOLINE STATION
AS-BUILT PLAN REVIEW**

Mr. Choubah, representing the applicant, submitted as-built plans to the Board for approval in order to obtain their occupancy permit. The Board reviewed the Site As-Built Plan and Utility As-Built Plans, dated July 20, 2020, submitted by Choubah Engineering Group. The Board also reviewed the “As-Built Review Report,” from BETA, the Board’s consulting engineer, dated July 28, 2020.

A motion was made by Mr. Nichols, seconded by Ms. Riley, to approve the As-Built Plans with the following conditions:

1. Two “Do Not Enter” signs will be replaced by “No Exit” signs
2. Provide confirmation/proof of payment of \$5,000.00 for installation of pre-emption system for traffic signal control at intersection of Main and Pleasant Streets (Condition #26). If proof not provided, payment must be made prior to issuance of Occupancy Permit.

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

**UNFORESEEN:
REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL
350 VILLAGE STREET – WOODSIDE MONTESSORI ACADEMY
CRAIG OLSEN; KATHLEEN GASBARRO**

Mr. Craig Olsen, representing the applicant, Ms. Kathleen Gasbarro, presented the waiver of site plan approval request.. The applicant proposes construction of a 490 square foot detached accessory structure (yurt) on its current property. Mr. Olsen stated that as a result of the current pandemic, the school needs additional space to comply to the best of its ability with the Centers for Disease Control and Massachusetts Department of Elementary and Secondary Education recommendations/guidelines.

A motion was made by Mr. Nichols, seconded by Ms. Riley, pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review for Woodside Montessori Academy, 350 Village Street, for construction of the accessory structure. The structure will remain in use and on site as a temporary solution during the time the Millis Public School District is working under COVID restrictions. Any deviations from this, the petitioner agrees to submit to the Town of Millis as a new permit. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

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OTHER BUSINESS:

**ZONING BYLAWS/SUBDIVISION RULES & REGULATIONS
PROPOSED REVISIONS – NICOLE RILEY**

To be discussed at September 15, 2020 meeting.

COMMUNITY PRESERVATION COMMITTEE REPRESENTATIVE

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted to nominate Ms. Riley as the Planning Board representative to the Community Preservation Committee. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

MINUTES

A motion was made by Mr. Nichols, seconded by Ms. Riley, to approve, as written, the minutes from the July 14, 2020 ZOOM meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

EXECUTIVE SESSION

A motion was made by Mr. Nichols, seconded by Ms. Riley, at 8:38 p.m. to enter into Executive Session and to reconvene in regular session, only to adjourn, to consider the purchase, exchange, lease or value of real estate, as the Chair declares that an open meeting will have a detrimental effect on the negotiating position of the public body.

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

Scheduled Planning Board Meetings: September 15, 2020
October 13, 2020

Respectfully submitted,

Camille Standley, Administrative Assistant