

MILLIS PLANNING BOARD October 13, 2020
MEETING MINUTES
VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM

The remote 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
 Bodha B. Raut Chhetry
 Alan Handel

 Camille Standley – Administrative Assistant

Members Absent: Joshua Guerrero, Associate Member

Also present: Daniel Merrikin, Legacy Engineering
 Robert Weiss, Economic Dev. & Planning Director
 Christopher Thomas, BSC Group
 James McKay, DPW Director
 Anthony Vivirito, The Architectural Team. Inc.
 Michael Duggan, CA Ventures

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 7:30p.m. with notice being read by Ms. Riley, Clerk.

Mr. Daniel Allen of Bohler Engineering, representing the applicant, in an email to the Planning Board, dated October 6, 2020, requested a continuance to the next meeting. They are working through the site plan modifications.

A motion was made by Mr. Nichols, seconded by Ms. Riley, to continue the public hearing, without discussion, at 7:32 p.m. to Tuesday, November 10, 2020, 7:30 pm. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

SPECIAL PERMIT FOR/WITH SITE PLAN APPROVAL APP., PUB. HEAR., CONT.
376 ORCHARD STREET – SPARHAWK ACADEMY
THE MILLBROOK SCHOOL FOUNDATION

The public hearing continuation was opened at 7:35p.m. with notice being read by Ms. Riley, Clerk.

Mr. Daniel Merrikin of Legacy Engineering, representing the applicant, in an email to the Planning Board, dated October 6, 2020, requested a continuance to the next meeting.

MILLIS PLANNING BOARD October 13, 2020
MEETING MINUTES
VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM

A motion was made by Mr. Nichols, seconded by Ms. Riley, to continue the public hearing, without discussion, at 7:36 p.m. to Tuesday, November 10, 2020, 7:35 pm. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

MEMORIAL FIELD IMPROVEMENTS PROJECT UPDATE

JAMES McKAY

Mr. McKay, on behalf of Michael Rand of Millis Girls Softball, updated the Board on the status of the Memorial Fields Improvement Project. He stated that in January 2020, the Planning Board approved funding \$25,000.00 towards the project, so as a courtesy, Mr. McKay updated the Board on the project status. The project was also approved by the Community Preservation Committee at the spring Town Meeting. Mr. McKay stated that bids/estimates had been submitted for fencing, etc., and the Select Board has approved them. The project is moving forward and progressing well.

FORM A APPLICATION – ANR PLAN

25 FOREST ROAD – THOMAS ROCHE

Mr. Thomas Roche, representing the applicant, presented the application and plan. “Parcel A” on the plan is to be deeded to the owner of “Lot 1”, Jeffrey & Pamela Moor, to provide a combined total area of 40,001 SF. The Moors are constructing an addition and need the extra square footage for a septic system.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted to approve and endorse an ANR plan entitled, “Plan of Land In Millis, MA” (1 sheet) dated September 17, 2020, stamped and prepared by Anthony M. Dellorco, PLS, Colonial Engineering, Inc., 11 Awl Street, Medway, MA 02053, finding the Form A in order and subdivision control not required. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously. The Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

REGENCY AT GLEN ELLEN – PHASE II BOND ESTIMATE

TOLL BROTHERS

The applicant requested a bond estimate be set for the road and infrastructure work remaining in Phase 2 of the Senior Residential Community Development project. BETA reviewed the request and prepared a bond estimate of \$1,088,260.00.

A motion was made by Mr. Nichols, seconded by Ms. Riley, to set the surety bond for Phase 2, 2D - Regency at Glen Ellen, Millis, MA, to an amount of \$1,088,260.00, as recommended by BETA Engineering. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

MILLIS PLANNING BOARD October 13, 2020
MEETING MINUTES
VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM

DOVER ROAD RESIDENCES – ASSISTED LIVING FACILITY
MODIFIED ARCHITECTURAL PLANS – INFORMAL DISCUSSION

Mr. Duggan of CA Ventures stated that they are taking over the project from Barberry Homes. He stated that they have “refined” the approved architectural plans which have been slightly modified. Mr. Duggan stated that they are planning to start work in March/April of 2021.

Mr. Vivirito of The Architectural Team, Inc., presented the revised architectural plans. He stated that they are the original permitting architects for the project. He summarized the minor modifications which included, in part, cutting out square footage in the central area to allow for more outdoor space for residents. He stated that the exterior elevations are “substantially the same,” and the building heights have not changed from the first approval. They are still working within the same boundaries of the number of units and parking. All core services remain the same on the site, he said. There was discussion regarding permitted heights of the buildings, which Mr. Vivirito will confirm with the Building Inspector. Where the changes are minor modifications to the approved design, they would like to go forward with finalizing the plans for approval. The Planning Board had no concerns regarding the changes. (Note: the applicant will attend the November 10, 2020 meeting for approval of the modified/revised architectural plans.)

FORM A APPLICATION – ANR PLAN
FRONTIER LANE & 351 ORCHARD STREET – DANIEL MERRIKIN

Mr. Daniel Merrikin, representing the applicants, presented the application and plan. The ANR plan subdivides the existing lots at 2 Frontier Lane and 351 Orchard Street into three new buildable lots. Each of the lots shown on the plan has the requisite lot area and frontage on a public way.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted to approve and endorse an ANR plan entitled, “A.N.R. Subdivision Plan of Land In Millis, MA” (1 sheet) dated October 8, 2020, stamped and prepared by Anthony M. Dellorco, PLS, Colonial Engineering, Inc. P.O. Box 95, Medway, MA 02053, finding the Form A in order and subdivision control not required. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously. The Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

KING TERRACE/KENNEDY TERRACE - INFORMAL DISCUSSION
MILLIS HOUSING AUTHORITY – REPAVING/ ADDITION OF PARKING SPACE

Mr. Thomas of BSC Group, representing the applicant, presented the plan for 310 Exchange Street; Kennedy and King Terrace. The applicant is seeking to reconstruct aging parking areas in order to improve safety, accessibility and efficiency for the residents. An additional parking spot is proposed to be added where a stump now exists. They will be working within the limits of the existing parking lot. Mr. Thomas stated that this is a State funded project.

MILLIS PLANNING BOARD October 13, 2020
MEETING MINUTES
VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM

Drainage and stormwater was discussed. Mr. Nichols requested that the applicant look into the possibility of adding stormwater management improvements. Discussion will be continued to the November 10, 2020 meeting.

OTHER BUSINESS:

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

Ms. Riley summarized the potential proposed Zoning Bylaw revisions and Subdivision Rules & Regulations revisions. Parking space dimensions were discussed.

Under the Subdivision Rules & Regulations Revisions:

1. Section 5.12.1 & Figures 1-A, 1-B, 1-C: Discussed leaving as is and require waiver requests on a case by case basis.
2. Section 5.12.2.2.c.5.(c): Recommend revisions.
3. 5.12.2.2.d.1.: To discuss with Mr. McKay, DPW Director.

More discussions will be held prior to any recommendations to the Select Board.

MINUTES

A motion was made by Mr. Nichols, seconded by Ms. Riley, to approve, as written, the regular session minutes from the September 15, 2020 ZOOM meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – 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 8:55 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; The motion passed unanimously.

Scheduled Planning Board Meetings: October 20, 2020
November 10, 2020
December 8, 2020

Respectfully submitted,

Camille Standley, Administrative Assistant