

MILLIS PLANNING BOARD October 20, 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
 Joshua Guerrero, Associate Member

 Camille Standley – Administrative Assistant

Members Absent:

Also present: Daniel Merrikin, Legacy Engineering
 Kathi Smith, Town Clerk's Office

PROPOSED MCEOD EXPANSION BYLAW AMENDMENTS, PUBLIC HEARING

The public hearing was opened at 7:30 p.m. by Ms. Riley. On a motion made by Ms. Riley, seconded by Mr. Yered, it was voted unanimously to waive the reading of the public hearing notice. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero – aye.

Ms. Riley presented the proposed bylaw amendments. The purpose of the Millis Center Economic Opportunity Overlay District (MCEOD) bylaw, passed in May of 2004, was to (1) enable the redevelopment of the downtown commercial area into a mixed-use village center, (2) to provide alternatives to single family housing, and (3) promote economic development of the town center. The MCEOD Overlay does not change and/or delete the underlying zoning district. Instead, it provides commercial property owners mixed-use options in addition to those uses allowed in the underlying zone, she said.

This amendment to the existing bylaw does not change any portion of the current MCEOD bylaw district; it simply extends the Overlay District to include twenty-five (25) additional commercial parcels. The infrastructure for this potential extended foot traffic already exists in this portion of Main Street and Pleasant Street in the form of streetlights, sidewalks and crosswalks. This amendment will allow only the C/C-V parcels located in the Pleasant Street, Main Street, Hammond Lane and Farm Street area the additional use options. The extension of the MCEOD as stated above helps to “level the playing field” for this part of Town, Ms. Riley stated.

Mr. Merrikin of Legacy Engineering spoke in favor of the amendment, stating that this will “tend to help support businesses that may be struggling.”

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There being no further discussion, on a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to close the public hearing on the proposed MCEOD Overlay Extension Bylaw Amendment article at 7:48 p.m.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (6-0) to **recommend approval** of Article 9: Municipal Center Economic Opportunity Overlay District (MCEOD) Expansion amendment, as written, for the November 7, 2020 Town Meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero – aye.

ADJOURN

There being no further business, a motion was made by Mr. Nichols, seconded by Ms. Riley, to adjourn the remote meeting at 7:50 p.m. 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: November 10, 2020
December 8, 2020

Respectfully submitted,

Camille Standley, Administrative Assistant