

MILLIS PLANNING BOARD December 8, 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: Robert Weiss, Economic Dev. & Planning Director
 James McKay, DPW
 Michael Rand, President, Millis Girls Softball League
 Wayne Klocko, Permanent Building Committee

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

The applicant, McDonald’s, in a letter from Bohler Engineering, dated November 24, 2020, requested a withdrawal, without prejudice, of their application. The letter stated that they had “made a change to the proposed development plan for this property.”

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

A motion was made by Mr. Nichols, seconded by Ms. Riley, to approve the Application for/with Site Plan Approval withdrawal request, without prejudice, for McDonald’s Restaurant, 808 Main Street. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

MEMORIAL FIELDS IMPROVEMENT PROJECT
INVOICE APPROVAL – J. MCKAY

Mr. McKay presented a request for payment of \$25,000.00 from the Planning Board for the Memorial Fields renovation project. As a condition of the Planning Board’s Decision for the Glen Ellen Senior Residential Community Development, Toll Brothers donated \$25,000.00 to a Field Capital Improvement Fund for recreational facilities in the Town of Millis. These funds were voted to be used at the discretion on the Millis Planning Board.

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In January of 2020, the \$25,000.00 were allocated to fund a portion of the Memorial Fields Improvement Project submitted by Michael Rand, President of the Millis Girls Softball League.

Mr. Rand updated the Board on the status of the project. He requested that the Planning Board approve a \$25,000.00 invoice payment to Diamond Athletic Turf, Inc. Mr. Rand stated that he and Mr. McKay were overseers of the work.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted to approve \$25,000.00 be paid to Diamond Athletic Turf, Inc. (Invoice #7388) from the Field Capital Improvement Fund for the Memorial Fields Improvement Project. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero - 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 7:38p.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 December 2, 2020, requested a continuance to the next meeting.

A motion was made by Mr. Nichols, seconded by Ms. Riley, to continue the public hearing, without discussion, at 7:40 p.m. to Tuesday, January 12, 2021, 7:40 pm. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

DPW RENOVATION PROJECT
7 WATER STREET – PRESENTATION/INFORMAL DISCUSSION

Mr. Klocko provided an overview of the project for the renovation of the Department of Public Works facility. He stated that the project has been approved by Town Meeting. They have received approval from the Conservation Commission and BETA is in the process of reviewing the plans. Mr. Klocko stated that this is a “modest and economical project.” They have the building permit in hand and are ready to begin construction. The public hearing on the site plan approval application will be held on January 12, 2021.

A motion was made by Mr. Nichols, seconded by Ms. Riley, to waive the application filing fees. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

OTHER BUSINESS:

MILLIS PLANNING BOARD December 8, 2020
MEETING MINUTES
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SUBDIVISION RULES & REGULATIONS
PROPOSED REVISIONS – NICOLE RILEY

A public hearing on the recommended amendments has been scheduled for Tuesday, January 12, 2021. The Board is in favor of approving the amendments below:

Under the Subdivision Rules & Regulations Revisions:

1. Section 5.12.2.2.c.5.(c): Recommend revisions: Revise existing requirement to be specific to extended dry detention basins as written.
2. 5.12.2.2.d.1.: Discussed with Mr. McKay, DPW Director, and Ms. Recos, P.E. of BETA. They agreed that there should be no HDPE under the street right-of-way. The Board was in favor of amending as proposed.

ZONING BYLAW REVISIONS

Parking space size and dimensions were discussed. The Mass Smart Growth compact car model bylaw was discussed. Ms. Riley will draft a proposed bylaw amendment (to change to 9 ft. by 19 ft.) to the definition of “Parking Space” for the Board to review.

ZONING MAP AMENDMENT – MCEOD DISCREPANCY

Ms. Riley stated that after looking into the discrepancies in the current MCEOD Bylaw and official Zoning Map, there is more research to be done before proposing any changes/corrections. She suggested that a committee be formed with the Select Board, Assessor, Zoning Officer, etc. to work on the issue.

MINUTES

A motion was made by Mr. Nichols, seconded by Mr. Yered, to approve, as written, the regular session minutes from the November 10, 2020 ZOOM meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye, Guerrero - aye. The motion passed unanimously.

ADJOURN

There being no further business, a motion was made by Mr. Nichols, seconded by Mr. Yered, to adjourn the remote meeting at 8:33 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: January 12, 2021
February 9, 2021

Respectfully submitted,

Camille Standley, Administrative Assistant