

**MILLIS PLANNING BOARD      March 9, 2021**  
**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  
                              Atty. Jason Talerman, Mead, Talerman & Costa, LLC, (Town Counsel)  
                              Doug Pope, Pope Energy, 42 Eighth St., Suite 4413, Boston, MA  
                              Catherine MacInnes, 78 Island Rd.  
                              Daniel O'Driscoll, O'Driscoll Land Surveying

**PARKING DIMENSIONS & COMPACT CAR PARKING BYLAW AMENDMENTS,**  
**PUBLIC HEARING**

The public hearing was opened at 7:32 p.m. with notice being read by Mr. Nichols, Chair.

**Zoning Bylaw Amendment – Parking Dimensions:** Ms. Riley presented the proposed amendment to reduce the dimensions for off-street parking. The current off-street parking space is “at least 9 ft. in width and 21 ft. in length.” The amendment reduces the dimensions for length to “19 ft. in length.” It has become common practice for waivers for parking space dimension reductions. These parking dimensions are more in line with other Towns in the Commonwealth and also will reduce impervious surface, Ms. Riley stated.

Ms. MacInnes stated that she was opposed to the parking dimensions amendment. She stated that Millis was the type of town with SUVs, large pick-up trucks, etc., and downsizing the parking space requirements would be a safety issue. Her recommendation was to leave it as is and allow the waiver granting system to remain for developers to “give back” something to the Town. Ms. MacInnes stated that the Chief of Police should be consulted about the bylaw change. In her opinion, it is “safety over green space” and “safety should win out over impervious surface.”

Mr. Nichols stated that the parking space size is still at the discretion of the Planning Board based on the location. The Police Chief will be consulted prior to making a decision.

**Zoning Bylaw Amendment – Compact Car Parking:**

Ms. Riley presented the proposed Compact Car Parking bylaw. These were prepared after review of State requirements and guidance from SWAP. Encouraging compact cars and less impervious area benefits the environment.

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Ms. MacInnes suggested that section “g.” should better define “open space.”

A motion was made by Mr. Nichols, seconded by Ms. Riley to change the word “continuous” to “contiguous” in section “c.” 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 continue the public hearing on both amendments at 7:54 p.m. to Tuesday, April 6, 2021, 7:30 p.m.

**FORM A APPLICATION – MICHAEL RYAN**  
**76 FARM STREET (MAP 31 PARCEL 20)**

Mr. Daniel O’Driscoll, representing the applicant, presented the ANR application and plan. He stated that the plan creates Lot 1-B & Parcel A, which is a division of Lot 1-A. Parcel A is to be combined with Lot 2-A. All criteria for ANR approval has been met, he said.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously (6-0) to approve and endorse an ANR plan entitled, “Plan of Land in Millis, Massachusetts” (1 sheet) dated February 11, 2021, stamped and prepared by Daniel A. O’Driscoll, O’Driscoll Land Surveying Co., 46 Cottage St., 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; Guerrero - aye.

**PROPOSED LARGE SCALE GROUND MOUNTED SOLAR BYLAW AMENDMENTS**  
**– AGRICULTURAL - INORMAL DISCUSSION**  
**ATTY. JAY TALERMAN, TOWN COUNSEL**

Atty. Talerman had reviewed the proposed solar amendments to allow solar installations in districts other than I-P and I-P-2, provided certain criteria is met, for agricultural/farm properties. He pointed out that solar projects enjoy the benefits of the Dover Amendment and therefore can waive most zoning requirements, however, having any controls in place can be valuable.

Atty. Talerman recommended that a Special Permit be required to waive site buffer requirements in Section 9 (d). He suggested the use of a footnote would be the best way to update the Use Table for where the facilities can be located. He also recommended that Section 1. (b)(ii) c. remove the reference to “7 C.F.R. Part 657.” Atty. Talerman will make the revisions and send back to the Board.

A motion was made by Ms. Riley, seconded by Mr. Nichols, to recommend that the Select Board allow the Board to hold a public hearing on the proposed solar amendments as revised by Town Counsel. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

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**ZONING ACT CHANGES - UPDATE**

**ATTY. JAY TALERMAN, TOWN COUNSEL**

The Planning Board received a “Client Advisory” from Town Counsel, dated January 21, 2021. On January 14, 2021, the Governor signed into law “An Act Enabling Partnerships for Growth.” This act includes several changes to the Zoning Act, GL. c 40A. Atty. Talerman stated that most of the Act does not apply to Millis. They are waiting upon guidance from the State and will keep the Planning Board updated.

**OTHER BUSINESS:**

**MINUTES**

A motion was made by Mr. Nichols, seconded by Ms. Riley, to approve, as written, the regular session minutes from the February 23, 2021 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. Guerrero, to adjourn the remote meeting at 8:32 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: April 6, 2021  
May 11, 2021

*Respectfully submitted,*

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*Camille Standley, Administrative Assistant*