

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

April 6, 2021

The remote meeting was called to order at 7:35 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: Robert Weiss, Economic Dev. & Planning Director
Atty. Kate Feodoroff, Mead, Talerman & Costa, LLC, (Town Counsel)
Daniel Merrikin, P.E., Legacy Engineering
Mark Howe

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

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

Zoning Bylaw Amendment – Parking Dimensions:

Mr. Nichols presented the proposed bylaw amendment to reduce the parking space dimensions. He summarized the reason for the amendment due to the numerous waiver requests for parking. He stated that the Police Chief had no objection to changing the sizes of the parking spaces. Ms. Riley stated that an example of something in lieu of a waiver is more appropriate when there is a larger financial difference; for example, when a developer for a subdivision requests waivers for trees and sidewalks. In this instance, she said, the Planning Board requests donations to the Town's Sidewalk and Tree Funds.

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. This is an option that a developer can pursue.

There were no questions or comments on the proposed Compact Car Parking Bylaw Amendments.

There being no further discussion, on a motion made by Mr. Nichols, seconded by Mr. Yered, it was unanimously voted to close the public hearing on the proposed Parking Dimension Bylaw Amendment article AND the proposed Compact Car Parking Bylaw Amendment article at 7:44 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye.

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On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to **recommend approval of Article 22: Zoning Bylaw Amendment – Parking Dimensions, AND Article 23: Zoning Bylaw Amendment – Compact Car Parking** as written for the May 1, 2021 Town Meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye.

PROPOSED AMENDMENTS TO LARGE SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS BYLAW - AGRICULTURAL, PUBLIC HEARING

The public hearing was opened at 7:45 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Nichols presented the proposed bylaw amendments to allow for Large-Scale Ground-Mounted Solar Photovoltaic Installations in districts other than Industrial on agricultural/farmland, provided certain criteria are met. There were no questions or comments on the proposed Bylaw Amendments.

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 Large-Scale Ground-Mounted Solar Photovoltaic Installations for Agricultural Use Amendment article at 7:49 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. (Mr. Raut Chhetry was no longer in attendance).

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to **recommend approval of ARTICLE 21: Zoning Bylaw Amendment – Large-Scale Ground-Mounted Solar Photovoltaic Installations for Agricultural Use** as written for the May 1, 2021 Town Meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. (Mr. Raut Chhetry was no longer in attendance).

PROPOSED AMENDMENTS TO RECREATIONAL MARIJUANA ESTABLISHMENTS BYLAW, PUBLIC HEARING

The public hearing was opened at 7:50 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Nichols introduced Atty. Kate Feodoroff who presented the proposed bylaw amendments to the Recreational Marijuana Establishments Bylaw. She stated that the State regulations (CCC) were amended to allow for new uses - two types of delivery licenses since Millis last amended its bylaw: delivery operator and delivery courier. The Millis Zoning Bylaw regulates “Marijuana Establishments” as they are defined in 935 CMR 500. The new state regulation amendments modified the definition of “marijuana establishments” to specifically include “delivery licensees,” so in turn, Millis now regulates delivery licensees. By amending the “Marijuana Establishments” definition, the Town is centralizing all locations of marijuana uses in Town to the I-P-2 district.

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There being no further discussion, on a motion made by Mr. Nichols, seconded by Mr. Yered, it was unanimously voted to close the public hearing on the proposed Marijuana Establishments Amendment article at 7:59 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to **recommend approval of ARTICLE 24: Zoning Bylaw Amendment – Marijuana/Cannabis Delivery** as written for the May 1, 2021 Town Meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye.

1178 MAIN STREET – INFORMAL DISCUSSION
CONCEPT DEVELOPMENT PLAN
DANIEL MERRIKIN, MERRIKIN ENGINEERING

Mr. Merrikin, representing the developer, Mr. Mark Howe, presented a plan entitled, “Progress Print, 1178 Main Street, Layout Plan of Land in Millis, MA,” dated March 31, 2021, prepared by Legacy Engineering. This property is part of the newly expanded MCEOD Overlay District. Mr. Merrikin stated that this parcel has been vacant for a long time and the applicant would like to construct a residential development with a two-story, twelve unit apartment building and three duplexes.

Mr. Nichols asked if there would be any low income units for housing. Mr. Merrikin stated that they would look into it.

The Board, along with Mr. Weiss was in favor of the proposal. Mr. Weiss stated that it has “great possibility.” Architecture was discussed. Mr. Merrikin stated that the building would not face Main Street, however, the façade will look like it is front-facing. Mr. Merrikin wanted to be sure the Board would be interested in such a project before going forward with design.

FORM A APPLICATION – APPROVAL NOT REQUIRED
CAUSEWAY STREET – RIVENDELL ROAD
STEPHEN SILVER

The Planning Board was in receipt of an ANR application and plan from Mr. Stephen Silver for 227 Causeway Street. In an email from Edward Jacobs, RPLS, of Jacobs Driscoll Engineering, Inc., dated April 5, 2021, it was requested that the ANR application and plan be withdrawn without prejudice.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (4-0) to approve the withdrawal, without prejudice, of the Form A Application for Endorsement of Plan Believed not to Require Approval and ANR plan entitled, “Plan of Land Being A Subdivision of Lot 65, 227 Causeway Street in Millis” dated February 9, 2021 prepared by Jacobs Driscoll Engineering, 50 Oliver Street, North Easton, Massachusetts 02356. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. (Mr. Raut Chhetry was no longer in attendance).

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OTHER BUSINESS:

MINUTES

A motion was made by Mr. Nichols, seconded by Ms. Riley, to approve, as written, the regular session minutes from the March 9, 2021 ZOOM meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye;– 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 8:21 p.m. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. The motion passed unanimously.

Scheduled Planning Board Meetings: May 11, 2021
June 8, 2021

Respectfully submitted,

Camille Standley, Administrative Assistant