

MILLIS PLANNING BOARD May 11, 2021
MEETING MINUTES
VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM

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
 Bodha B. Raut Chhetry (arrived at 8:00 pm)
 Alan Handel
 Joshua Guerrero, Associate Member
 Camille Standley – Administrative Assistant

Members Absent: George Yered

Also present: Robert Weiss, Economic Dev. & Planning Director
 Steven & Linda Chiarizio, Tangerini's Spring Street Farm
 Daniel Merrikin, P.E., Legacy Engineering
 Robert Fox
 Robert & Ellen Santos, 7 Meadow Parkway, Franklin
 Jim Susi, United Consultants, Inc.

REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL
BRIAN NICHOLS – HIGH SCHOOL DUGOUT

The Board reviewed the request for waiver of site plan review letter, dated May 11, 2021, from Mr. Brian Nichols, Millis High School Senior. Mr. Richard Nichols presented the request on behalf of Brian Nichols as he was unavailable to attend the meeting. As Mr. Nichols stated, Brian proposes to rebuild and upgrade the Millis High School baseball dugout as his Senior Project. The building permitting process will address any issues that may arise, Mr. Nichols stated.

A motion was made by Ms. Riley, seconded by Mr. Handel, pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review for 245 Plain Street, High School Baseball Dugout, for Mr. Brian Nichols. By Roll Call Vote: Riley – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL
TANGRINI'S SPRING STREET FARM – GREENHOUSE

The Board reviewed the request for waiver of site plan review letter, dated April 19, 2021, and plans submitted by Mr. Steven Chiarizio of Tangerini's Spring Street Farm.

Mr. Chiarizio presented the request for removal of two old greenhouse structures and replacing them with one new greenhouse structure.

A motion was made by Mr. Nichols, seconded by Ms. Riley, pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review for 139 Spring Street, Tangerini's Spring Street Farm, for Mr. Steven Chiarizio, for replacement of two greenhouses with one greenhouse. By Roll Call Vote: Nichols – aye; Riley – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

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EMERSON PLACE DEFINITIVE SUBDIVISION

ROBERT FOX; DANIEL MERRIKIN, LEGACY ENGINEERING

Mr. Daniel Merrikin of Legacy Engineering, representing the applicant, presented revised plans, dated September 28, 2020. As Mr. Merrikin explained, after the project was approved in June of 2020 by the Planning Board, other town boards requested minor revisions. Mr. Merrikin summarized the changes and requested that the Board accept the revisions as minor modifications/field changes. Ms. Recos of BETA summarized her review letter, dated May 6, 2021. It was noted that the proposed streetlight at the May Road/Rolling Meadow Drive intersection should be relocated to the east side so that it will illuminate the stop sign. Mr. Merrikin will make the correction.

A motion was made by Mr. Nichols, seconded by Mr. Handel, to approve the minor plan modifications as written in Mr. Merrikin's letter, dated April 30, 2021, as field changes to the subdivision plans entitled, "Emerson Place, Definitive Subdivision Plan," dated February 12, 2020, revised September 28, 2020, prepared by Legacy Engineering, LLC. By Roll Call Vote: Nichols – aye; Riley – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

Mr. Merrikin requested that the Board allow the construction of two model homes in the subdivision. He stated that the covenant restricts getting a building permit until the roads are constructed. The applicant would like to construct two model homes that will not be for sale at this time. The provision that an Occupancy Permit cannot be issued for these two homes until the covenant is released will remain.

A motion was made by Mr. Nichols, seconded by Mr. Handel, to approve the construction of two model homes at Emerson Place. By Roll Call Vote: Nichols – aye; Riley – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

FORM A APPLICATION – APPROVAL NOT REQUIRED
SOUTHEND FARM LLC - EVERGREEN TERRACE

Mr. Daniel Merrikin, Legacy Engineering, representing the applicant, presented the application and plan. The ANR subdivides the existing Lot 20 into two lots (Lot 19 and 20A). Each of the lots shown on the plan has the requisite lot area and frontage on a public way (Evergreen Terrace and Beech Street). All criteria for ANR approval has been met.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (4-0) to approve and endorse an ANR plan entitled, "Southend Farm A.N.R. Subdivision Plan of Land in Millis, MA" (1 sheet) dated May 5, 2021, stamped 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; Handel – aye; Guerrero - aye. The motion passed unanimously. The Planning 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.

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FORM A APPLICATION – APPROVAL NOT REQUIRED
2 FRONTIER LANE & 351 ORCHARD STREET
DAVID MCDONALD

Mr. Daniel Merrikin, Legacy Engineering, representing the applicant, presented that application and plan. The ANR reconfigures the interior lot line between two existing lots on Frontier Lane. Each of the lots shown on the plan has the requisite lot area and frontage on a public way. All criteria for ANR approval has been met, he said.

On a motion made by Mr. Nichols, seconded by Mr. Handel, it was voted unanimously (4-0) to approve and endorse an ANR plan entitled, “A.N.R. Subdivision Plan of Land in Millis, MA” (1 sheet) dated May 7, 2021, stamped 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; Handel – aye; Guerrero - aye. The motion passed unanimously. The Planning 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.

FORM A APPLICATION – APPROVAL NOT REQUIRED
153 UNION STREET
ROBERT SANTOS

Mr. James Susi of United Consultants, Inc., representing the applicant, presented the application and plan. The ANR divides a single lot into three lots. All of the proposed lots have frontage on an existing public way and have the required frontage and lot areas, he said. All criteria for ANR approval has been met.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (4-0) to approve and endorse an ANR plan entitled, “Plan of Land Located in Millis, Massachusetts” (1 sheet) dated May 4, 2021, stamped by Andrew C. Murphy, PLS, United Consultants Inc., 850 Franklin St., Suite 11D, Wrentham, MA 02093, finding the Form A in order and subdivision control not required. By Roll Call Vote: Nichols – aye; Riley – aye; Handel – aye; Guerrero - aye. The motion passed unanimously. The Planning 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.

OTHER BUSINESS:

MINUTES

A motion was made by Mr. Nichols, seconded by Mr. Handel, to approve, as written, the regular session minutes from the April 6, 2021 ZOOM meeting. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Handel – aye. The motion passed unanimously.

