

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

June 8, 2021

The remote meeting was called to order at 7:30 p.m. by Mr. Richard Nichols, Chair.

Members present: Richard Nichols, Chair
George Yered, Acting Clerk
Bodha B. Raut Chhetry
Alan Handel
Joshua Guerrero, Associate Member (arrived at 7:45 p.m.)
Camille Standley – Administrative Assistant

Members Absent: Nicole Riley, Clerk

Also present: Robert Weiss, Economic Dev. & Planning Director
Daniel Merrikin, P.E., Legacy Engineering
Robert Fox
Craig Olsen, Architect, 350 Village St., Woodside Academy
Kathleen Gasbarro, 350 Village St., Woodside Academy
Chirag Patel, GTE Millis, LLC
Eric Dias, P.E., Strongpoint Engineering
Andrew Wilder
Eric Dubrule, Bohler Engineering
Eric Wagner, McDonald's Area Construction Manager
Michael Duggan, Anthology Senior Living
Mellissa Cabeceiras, Callahan Construction
Tony Scavone, 14 Ironwood Lane
Mary Calo, 63 Ridge Street
Jessica Kepple, 6 Ironwood Lane

REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL
350 VILLAGE STREET – WOODSIDE MONTESSORI ACADEMY

Mr. Craig Olsen, representing the applicant, presented the request for waiver of site plan review. Mr. Yered read the request letter, dated May 15, 2021, into the record. Mr. Olsen stated that a waiver was issued for construction of the "temporary structure" in August of 2020 due to COVID. Since that time, Mr. Olsen said, the accessory structure was permitted and constructed as a permanent structure and received a certificate of occupancy.

Mr. Nichols stated that at the time the original waiver was issued, it was to accommodate the school during COVID as a temporary structure. The waiver issued August 12, 2020, did state that any "deviations" from the plan provided with the waiver would require a new permit. Mr. Olsen stated that it was his understanding that the building permitting process was for a permanent building structure and that all conditions had been satisfied as they were issued an occupancy permit.

The Planning Board would like Mr. Olsen to provide documentation from the Building Inspector and Fire Department for confirmation that construction criteria/safety was met.

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A motion was made by Mr. Nichols, seconded by Mr. Yered, to continue discussion on the waiver request to Tuesday, July 13, 2021, 7:30 pm. By Roll Call Vote: Nichols – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

MODIFICATION TO SPECIAL PERMIT FOR SITE PLAN APPROVAL
PUBLIC HEARING – 1105-1115 MAIN STREET
PROPOSED PROPANE TANK INSTALLATION

The public hearing was opened at 7:41 p.m. with notice being read by Mr. Yered, Acting Clerk.

In an email from Halim Choubah, representing the applicant, dated June 1, 2021, a continuance was requested to the next available board meeting.

A motion was made by Mr. Nichols, seconded by Mr. Yered, to continue the public hearing at 7:43 p.m. to Tuesday, July 13, 2021, 7:35 p.m. By Roll Call Vote: Nichols – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

SPECIAL PERMIT APPLICATION FOR/WITH SITE PLAN APPROVAL
PUBLIC HEARING – 1480 & 1486 MAIN STREET
PROPOSED MARIJUANA CULTIVATION FACILITY CONSTRUCTION

The public hearing was opened at 7:43 p.m. with notice being read by Mr. Yered, Acting Clerk.

Mr. Patel of GTE Millis, LLC, presented an introduction to the company and highlights of the project. The proposed project includes razing the existing industrial building and construction of a new 73,800 SF marijuana cultivation facility with associated parking areas, stormwater management system and utility connections. Mr. Patel stated that due to a misunderstanding on their part, they only supplied information for a special permit and not a complete site plan review. Further information and details will follow, he said. The facility will be fenced and only used for manufacturing. State of the art security will also be in place, Mr. Patel stated, which would be provided to the Police and Fire Departments. According to Mr. Patel, this project would provide many benefits to the Town, for example; creation of one hundred jobs with a hiring preference to Millis residents, community impact fees on sales, real estate property taxes, etc.

Mr. Dias, PE, presented the plans and provided a broad overview of the project. He presented the existing site conditions. A wetlands delineation was performed, he said, and they are “staying out of the wetlands.” An overview of the drainage and stormwater was presented. They received BETA’s review letter, dated June 4, 2021, and will be addressing the comments made. They will come back with architectural, elevation plans, as well as a landscaping plan and more detailed information to satisfy the requirements of site plan review and approval.

There was discussion regarding a waiver request for parking to reduce impervious surface area. Air quality was briefly discussed. Mr. Nichols stated that odor and noise control would be reviewed by the Board of Health as part of the site plan review process. Mr. Wilder discussed security measures and stated that “100% outside is covered with cameras.” Full-sight of the

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building is required. The applicant requested a continuance to allow time to address BETA's comments and provide more information.

A motion was made by Mr. Nichols, seconded by Mr. Yered, to continue the public hearing at 8:15 p.m. to Tuesday, July 13, 2021, 7:45 p.m. By Roll Call Vote: Nichols – aye; Yered – aye; Raut Chhetry – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

**808 MAIN STREET MACDONALD'S
INFORMAL DISCUSSION**

Mr. Dubrule stated that there had been some developments on the McDonald's rebuilding project. They had previously withdrawn their Special Permit for/with Site Plan Approval application. He stated that the applicant spent a significant amount of time developing a revised architectural scheme based on the comments from the previous filing. They are also proposing a renovation of the existing restaurant rather than a full rebuild. Mr. Dubrule stated that they would like some feedback from the Board on the new architectural designs and elevations. Mr. Dubrule presented the plans showing a clapboard material with a sloped pitch of the roof.

The Board preferred the design and appearance of the building proposed. The presented design style fit in much better with the location. The applicant will file an application.

**HICKORY HILLS DEFINITIVE SUBDIVISION
REVISED BOND ESTIMATE REQUEST
ROBERT FOX; DANIEL MERRIKIN, LEGACY ENGINEERING**

Mr. Daniel Merrikin of Legacy Engineering, representing the applicant, stated that they are working on the final as-built plans for the subdivision. Paving has been done, he said, and they are requesting a bond reduction. Ms. Recos of BETA Group summarized their revised security bond estimate. BETA recommended that the security be reduced from \$60,592.00 to \$28,200.00.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was unanimously voted to set the subdivision bond being held on Hickory Hills Definitive Subdivision to an amount of \$28,200.00 as requested by Daniel Merrikin, Legacy Engineering, on behalf of the Applicant, Mr. Robert Fox, Acorn of Millis, LLC; and as recommended by BETA Engineering, Planning Board's consulting engineers. By Roll Call Vote: Nichols – aye; Yered - aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

**DOVER ROAD RESIDENCES ASSISTED LIVING FACILITY
INFORMAL DISCUSSION – ANTHOLOGY SENIOR LIVING**

Mr. Duggan of Anthology Senior Living, the current owner/developer of the assisted living facility, was asked to attend the meeting. There were differences noted between the site plans approved by the Planning Board and the Permit Plan Set (350 sheets) entitled, Anthology of Millis, dated April 12, 2021, prepared by The Architectural Team, Inc., Chelsea, MA.

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Mr. Nichols provided a timeline of the project which was approved by the Planning Board on October 11, 2016. Any significant changes proposed would require the filing of a Modification to the Special Permit for/with Site Plan Approval, he said.

Mr. Duggan stated that the changes were “more operationally different” and their intent is to keep the approvals intact. He summarized BETA’s review letter, dated May 20, 2021. According to Mr. Duggan, the proposed walking trail around the property was removed as it was a safety concern for residents; “safer to keep people closer to the building.” They have added more amenities in the larger courtyard. Landscaping, screening, and lighting was discussed. The original plan had approximately 70-80 evergreen trees, Mr. Nichols said. Their plan now shows approximately 55 trees, he stated. Mr. Duggan stated that they would address all of BETA’s comments.

Mr. Nichols stated that the Planning Board worked with the previous developer to consider the concerns of the abutters to the facility regarding screening, landscaping, lighting, etc. He said that a specific plan was approved and it now appears that they are providing the Town with less than what was agreed upon. The Board was of the opinion that these changes were not fair to the abutting residents. Mr. Handel expressed concern that the residents/abutters have not been informed about what is going on with the project. He requested that Mr. Duggan keep them updated with a timeline for the project. Mr. Duggan agreed to communicate with them.

Residents/abutters to the project in attendance expressed their concerns over the state of the site. It was said by abutters that they have been dealing with a "dangerous eyesore" for five years and they also stated that "The clearcutting of the site has caused trees to fall on their properties; some causing damage to their homes as well as flooding." Vegetation/trees are necessary not only for visual screening/aesthetics but for safety, one stated.

Mr. Duggan stated that they will work directly with BETA to resolve the issues quickly and “get back to approvals.” They will work harder on communication also. They are hoping to break ground next month, he said.

The Board scheduled a special meeting for Tuesday, June 22, 2021, to review the revised plans and discuss the issues further.

OTHER BUSINESS:

MINUTES

A motion was made by Mr. Nichols, seconded by Mr. Yered, to approve, as written, the regular session minutes from the May 11, 2021 ZOOM meeting. By Roll Call Vote: Nichols – 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 9:08 p.m. By Roll Call Vote: Nichols – aye; Yered - aye; Raut Chhetry – aye; Handel – aye; Guerrero - aye. The motion passed unanimously.

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Respectfully submitted,

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