

MILLIS PLANNING BOARD July 13, 2021
MEETING MINUTES
ROOM 229, VETERANS MEMORIAL BUILDING, 900 MAIN ST., MILLIS, MA

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

Members present: Richard Nichols, Chair
 Nicole Riley, Clerk
 Alan Handel

Melissa Recos, P.E., BETA

Members Absent: George Yered
 Bodha B. Raut Chhetry
 Joshua Guerrero, Associate Member

Also present: Scott Fuzy, 411 Union St.
 Daniel Merrikin, P.E., Legacy Engineering
 Bob Fox, 38 Benjamin Gate, Plymouth
 Kathleen Gasbarro, 350 Village St., Woodside Academy
 Natalie Hunt, 10 Holbrook Way
 Shannon Graham, 8 Himelfarb St.
 Kevin Jones, 30 Pearl St.
 Robyn Hornstein, 34 Pearl St.
 Bruce Wilson, Dover Road Project
 Robert Sullivan, Dover Road
 Joshua Smith, 304 Plain St.
 Samantha D’Innocenzo, 38 Pearl St.
 Steve Reitter, 45 Irving St.

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

Mr. Craig Olsen, who represented the applicant at the June 8th meeting, was asked to provide documentation from the Building Inspector and Fire Department for confirmation that construction criteria/safety was met.

Ms. Gasbarro was in attendance. She stated that she had not heard back from Mr. Olsen and the documentation has not yet been provided to the Planning Board. Ms. Gasbarro will contact Mr. Olsen. Discussion was continued to Tuesday, August 10, 2021.

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

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

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In an email from Halim Choubah, representing the applicant, dated July 7, 2021, a withdrawal of the Modification to Special Permit/Site Plan Approval application was requested. He cited concerns raised by the Fire Chief.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously to close the public hearing at 7:36 p.m.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the withdrawal request for Modification to Special Permit/Site Plan Approval application for 1105-1115 Main Street, LLC, for propane tank installation at 1105-115 Main Street.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to refund to the applicant \$2,500.00 in unused Consultant Review Fees.

DOVER ESTATES SUBDIVISION – INFORMAL DISCUSSION
ROBERT SULLIVAN

Due to complaints/concerns from residents regarding the stormwater runoff at the Dover Estates subdivision, Mr. Sullivan was asked to attend the meeting. On Monday, July 12, 2021, Ms. Recos of BETA conducted a site visit and submitted a Construction Observation Report.

Mr. Wilson, representing Mr. Sullivan, stated that this season has been the wettest on record with the high amount of rainfall. He stated that they have addressed the situation based on recommendations made by BETA. The slopes have been re-seeded, Mr. Wilson stated, and erosion/sediment controls have been reinstalled.

Ms. Hunt expressed her concerns. She stated that since the construction of the four new homes on Dover Road, directly across the street from her property, they have had flooding in their yard from the runoff during heavy rain events. Ms. Hunt asked what her recourse would be if this issue continues to happen.

Mr. Nichols stated that similar issues throughout town have occurred due to the extreme rainfall events. Ms. Recos stated that improvements have been made and the swale has been constructed, which should help alleviate some issues.

Mr. Sullivan will attend the August 10, 2021 meeting for a status update.

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

The public hearing continuation was opened at 7:52 p.m. with notice being read by Ms. Riley, Clerk.

In an email from Mr. Eric Dias, P.E., representing the applicant, a continuance was requested to the next meeting.

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On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to continue the public hearing at 7:54 p.m. to Tuesday, August 10, 2021, 7:35 p.m.

SPECIAL PERMIT APPLICATION W/WAIVER OF SITE PLAN APPROVAL
PUBLIC HEARING – 1370 & 1372 MAIN STREET
OPEN STORAGE OF EQUIPMENT – STEVE REITTER

The public hearing was opened at 7:55 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Merrikin, representing the applicant, presented the application and plan. Mr. Reitter proposes to open a construction equipment rental in the existing building at 1370 Main Street. Since no changes to the existing site are proposed, the applicant requested a Site Plan Review waiver, Mr. Merrikin said. The applicant seeks a special permit to allow open displays of a few pieces of rental equipment on the existing lawn area. Since there was not a quorum of four members for a vote on the special permit, the public hearing must be continued.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to continue the public hearing at 7:57 p.m. to Tuesday, August 10, 2021, 7:45 p.m.

376 ORCHARD STREET - SPARHAWK ACADEMY
ENDORSEMENT OF APPROVED SITE PLANS

Mr. Merrikin, representing the applicant, submitted the site plans for 376 Orchard Street – Sparhawk Academy for endorsement as the appeal period has passed. The permit was approved February 9, 2021.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to endorse plans entitled, “Sparhawk Academy, 376 Orchard Street, Site Plan,” dated July 9, 2020 (8 sheets) revised January 21, 2021, prepared for The Mill Brook School Foundation, Inc., prepared by Legacy Engineering.

ACORN PLACE SRCD – INFORMAL DISCUSSION
SCHEMATIC PARKING PRESENTATION

Mr. Merrikin, on behalf of the applicant, presented a sketch depicting proposed parking modifications. According to Mr. Merrikin, there has been a demand for secondary parking spaces in proximity to each building. As reflected on the sketch, the applicant requests a minor modification to reconfigure the extra parking on the site. This would be accomplished by adding pairs of spaces in proximity to several buildings and eliminating some of the guest parking spaces that would no longer be needed. There would be a net gain of eleven parking spaces in the development if these changes are approved, Mr. Merrikin said.

Since the sketch was only recently submitted, BETA did not have time for a formal review. Ms. Recos referenced her email, dated July 13, 2021, wherein she expressed some initial comments.

Discussion was continued to Tuesday, August 10, 2021, to allow time for BETA’s review and Mr. Merrikin’s responses.

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ACORN PLACE SRCD – INFORMAL DISCUSSION
TRAFFIC FLOW

The Planning Board had received inquiries/complaints from residents of the Hickory Hills subdivision and Acorn Place development regarding traffic flow. Mr. Merrikin summarized the Acorn Place project stating that the egress off Acorn Street was always designed as an emergency access for the Fire Department only. During the permitting phase, the intention was to always access Acorn Place through the Hickory Hills development, he said. The traffic flow through the Hickory Hills neighborhood for access to Acorn Place was discussed.

Mr. Jones, a resident of the Hickory Hills development, stated that he had recently reached out to the Select Board to express concerns. He stated that the same consideration for the Emerson Place subdivision should be applied to the Hickory Hills subdivision to avoid trucks going through the neighborhood. Safety of the children in the neighborhood is of concern.

Mr. Nichols stated that when the Acorn Place project was designed and presented, it was made clear that the access off of Acorn Street was for emergency access only, and not for access to the development. Ms. Riley stated that the emergency access “road” was designed/presented as such and is not a paved or approved roadway. Mr. Nichols stated it is not under the Planning Board’s jurisdiction or purview to open up an emergency access road for truck traffic. He stated that all the Board can comment on is the approved decision and plans. Although the Board understands the issues/concerns raised, any changes to the plans and/or decision would have to be initiated by the developer to the Planning Board.

REGENCY AT GLEN ELLEN – TOLL BROS., INC.
BOND REDUCTION REQUESTS
PHASE I; PHASE II; PHASE IID

Mr. Ted Merchant of Toll Brothers submitted a letter, dated July 7, 2021, wherein he requested bond reductions for Phases I, II, and IID of the Regency at Glen Ellen SRCD. BETA reviewed the requests and submitted their recommendations in three letters dated July 12, 2021.

On a motion made by Mr. Nichols, seconded by Mr. Handel, it was voted unanimously to reduce **Bond #0763309 Phase I** by \$417, 680.00 to a remaining balance of \$394,050.00, as requested by the applicant and as recommended by BETA Engineering, Planning Board’s consulting engineers.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to reduce **Bond #30110133 Phase II** by \$462,779.00 to a remaining balance of \$625,481.00, as requested by the applicant and as recommended by BETA Engineering, Planning Board’s consulting engineers.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to reduce **Bond #1040117 Phase IID** by \$153,053 to a remaining balance of \$302,647.00, as requested by the applicant and as recommended by BETA Engineering, Planning Board’s consulting engineers.

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OTHER BUSINESS:

**COMMUNITY PRESERVATION REPRESENTATIVE
REAPPOINTMENT OF MS. RILEY**

To be voted at the August 10, 2021 meeting.

SEWER MORATORIUM DISCUSSION BY SELECT BOARD - UPDATE

Mr. Nichols updated the Board members on the moratorium discussion held at the Select Board meeting on June 21, 2021. The Board will have future discussions on this topic.

MINUTES

The minutes from June 8 and June 22 will be voted on at the next meeting on August 10, 2021.

ADJOURN

There being no further business, on a motion made by Mr. Nichols, seconded by Mr. Handel, it was unanimously voted to adjourn the meeting at 8:48 p.m.

Scheduled Planning Board Meetings: August 10, 2021 (Room 229)
 September 7, 2021 (Room 229)
 October 12, 2021 (Room 229)

Respectfully submitted,

Camille Standley, Administrative Assistant