

MILLIS PLANNING BOARD August 10, 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
 George Yered
 Joshua Guerrero, Associate Member

Katelyn Burke, BETA

Members Absent: Bodha B. Raut Chhetry

Also present: Scott Fuzy, 411 Union St.
 Stephen Reitter, 45 Irving St.
 Daniel Merrikin, P.E., Legacy Engineering
 Craig Olsen, 350 Village St., Woodside Academy
 Robert Sullivan, Dover Road
 Eric Dias, 1496 Main St.
 Patrick Sullivan, 39 N. Main St., Attleboro
 Jemin Patel, 251 N. Pearl St., Brockton, MA
 Matthew Hoffman, 251 N. Pearl St., Brockton, MA

REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL, CONT.
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.

The applicant had previously been granted a waiver of site plan approval for construction of a 490 square foot detached accessory structure (yurt) on its current property on August 12, 2020. This waiver was granted as a result of the pandemic as the school needed additional space to comply with the Centers for Disease Control and Massachusetts Department of Elementary and Secondary Education recommendations/guidelines.

As stated in Mr. Olsen's waiver request, dated May 15, 2021, the structure has since been permitted and constructed as a permanent structure and received a certificate of occupancy. The Planning Board continued discussion on the waiver request to tonight's meeting to allow time for Mr. Olsen to provide documentation that the structure was, in fact, constructed under the requirements of the Town of Millis Zoning Bylaws. This information was provided.

On a motion made by Mr. Nichols, and seconded by Mr. Yered, it was voted unanimously, 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 Woodside Montessori Academy, 350 Village Street, for construction of the permanent accessory structure.

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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 7:36 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Eric Dias, P.E., of Strongpoint Engineering Solutions, Inc., representing the applicant, GTE Millis, LLC, presented the application and plans for the proposed marijuana cultivation facility. Mr. Dias stated that they had received BETA's latest peer review letter, dated August 5, 2021. Mr. Dias stated that they will prepare a formal written response to BETA's comments, however, he provided a summary of some of the changes/revisions made.

Parking was discussed. Mr. Dias stated that they have proposed 123 parking spaces and these spaces will be needed for employees. He stated that this is not a retail establishment. Test pits were discussed and Mr. Dias requested that they be allowed to do confirmatory test pits prior to construction. Ms. Burke of BETA was of the opinion that this would be agreeable to BETA/the Board. Regarding plantings (trees, etc.), Mr. Dias requested that the Board re-consider additional plantings of trees, etc., since there is not much room on the site. Mr. Nichols stated that in lieu of trees to be planted, the applicant can submit funds to the town's Tree Fund. The Board would like to see some type of planting plan.

The Board requested that the applicant submit a written waiver list request letter. To allow time for the applicant to revise the plans and respond to comments in writing, the public hearing will be continued.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to continue the public hearing at 7:56 p.m. to Tuesday, September 7, 2021, 7:30 p.m.

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

The public hearing continuation was opened at 7:57 p.m. with notice being read by Ms. Riley, Clerk. (Note: there was no quorum to vote at the July 13, 2021 meeting.)

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. The Board discussed the quantity of pieces of equipment to be allowed on display and determined that no more than four pieces at a time would be allowed.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to close the public hearing at 8:01 p.m.

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On a motion made by Mr. Nichols, seconded by Ms. Riley, with Mr. Nichols, Ms. Riley, Mr. Yered, Mr. Handel and Mr. Guerrero voting in the affirmative, it was voted unanimously (5-0) to waive Site Plan review and to grant a Special Permit, pursuant to Section V, Table 1, Use Regulations, Wholesale, Transportation, & Industrial #14: Open Storage, to Steve Reitter, Papa Giorgio LLC, 45 Irving St., Suite 1, Millis, MA 02054, for use of a portion of the existing outside lawn area for displaying construction rental equipment at 1370 & 1372 Main Street.

ACORN PLACE SRCD – INFORMAL DISCUSSION
SCHEMATIC PARKING PRESENTATION

Mr. Merrikin, on behalf of the applicant, requested a continuance of the discussion to the September 7, 2021, meeting. Discussion will be scheduled on the September 7, 2021, agenda.

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 as a follow-up from the last meeting.

Ms. Recos of BETA had conducted a site visit on August 6, 2021. BETA's recommendation, via email, was that Mr. Sullivan "finalize the roadway swale, stabilize vegetation on the site, remove sediment accumulation from all drainage components and provide an as-built for review to the Planning Board." Mr. Sullivan stated that he has been monitoring the situation and is continuing to work on it. Things have improved greatly, he said. He will work on as-builts at a later date.

FORM A – ANR APPLICATION
245 RIDGE STREET – PETER TEMPLE

Mr. Peter Temple presented the application and ANR (approval not required) plan. He stated that this lot has always been "a paper lot." Since he is selling the property, setbacks must be shown and requirements met for a new septic system. The original 245 Ridge Street parcel consists of approximately 14 acres. The ANR plan shows a 2.1 acre lot that contains the house, barn, and garage. The lot shown on the plan has the requisite lot area and frontage on a public way. It does not show a definitive subdivision. All criteria for ANR approval has been met.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (5-0) to approve and endorse an ANR plan entitled, "Plan of Land in Millis, Massachusetts" (1 sheet) dated July 30, 2021, stamped by Daniel A. O'Driscoll, PLS, O'Driscoll Land Surveying Inc., 46 Cottage St., Medway, MA 02053, finding the Form A in order and subdivision control not required.

OTHER BUSINESS:
COMMUNITY PRESERVATION REPRESENTATIVE

Ms. Riley is no longer available to serve as the Planning Board representative to the Community Preservation Committee.

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On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to appoint Mr. Handel as the Planning Board representative to the Community Preservation Committee.

PROPOSED ZONING BYLAW AMENDMENT DISCUSSION – ALAN HANDEL

Mr. Handel presented a proposed zoning bylaw amendment which he drafted for discussion with the Board. The purpose of this amendment, he said, was to help mitigate concerns and frustrations of abutters and other local residents over developments in Residential Districts.

There was discussion amongst the Board. Issues discussed were how best to implement the proposal and enforcement. Suggestions were made to implement it as a standard Special Condition to appropriate applications/decisions. Mr. Handel will revise the amendment for further discussion.

FY22 PAYROLL & AP BILLS SIGNATORIES

On a motion made by Mr. Handel, seconded by Mr. Yered, it was voted unanimously to authorize *either* Mr. Richard Nichols or Ms. Nicole Riley to sign/approve payroll on behalf of the Planning Board.

On a motion made by Mr. Handel, seconded by Mr. Yered, it was voted unanimously to authorize Mr. Richard Nichols to sign/approve bills on behalf of the Planning Board.

MINUTES

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted unanimously to approve the regular session remote meeting minutes from June 8, 2021, as written.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously to approve the regular session meeting minutes from June 22, 2021, as written.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously to approve the regular session meeting minutes from July 13, 2021, as written.

ADJOURN

There being no further business, on a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was unanimously voted to adjourn the meeting at 8:42 p.m.

Scheduled Planning Board Meetings: September 7, 2021 (Room 229)
October 12, 2021 (Room 229)
November 9, 2021 (Room 229)

Respectfully submitted,

Camille Standley,
Administrative Assistant