

MILLIS PLANNING BOARD September 7, 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

Melissa Recos, PE, BETA

Members Absent: Bodha B. Raut Chhetry

Also present: Scott Fuzy, 411 Union St.
 Daniel Merrikin, P.E., Legacy Engineering
 Eric Dias, 1496 Main St.
 Patrick Sullivan, 39 N. Main St., Attleboro
 Jemin Patel, 251 N. Pearl St., Brockton, MA

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 7:31 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, summarized his response to BETA's final review letter, dated September 2, 2021. He stated that all items have been addressed and BETA's suggested conditions of approval are reasonable. Mr. Dias discussed the landscaping proposed. He stated that a total of nine trees are proposed for the project. Due to the nature of the facility, he said, trees draw insects which can find their way into the facility and would be harmful to the crop. According to Mr. Dias, in lieu of the plantings, the applicant will donate to the Town of Millis tree fund. Plantings will be used to "soften" the front of the building facing Main Street.

Ms. Recos stated that all their issues were addressed and a few conditions of approval were recommended. The Board of Health will handle the odor and noise control review, she stated. Mr. Dias will work with the DPW on water usage for their review and approval. The applicant has also submitted an application to the Charles River Pollution Control District for discharge to the sanitary sewer. Proof of their consent must be provided to the Board.

Mr. Dias presented the waiver request letter, dated August 30, 2021. The applicant requested waivers for parking space size, number of loading spaces and parking lot tree plantings. Mr. Handel wanted it noted that at the last Town Meeting, the proposal to reduce parking space sizes was voted down.

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There was no further discussion.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to close the public hearing at 7:51 p.m.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to grant waiver request #1 from Section II for parking spaces.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to grant waiver request #2 from Section VIII, Table 5 for loading spaces.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to grant waiver request #3 from Section VII, C.2f&p for trees. The applicant will plant nine (9) trees where forty-six (46) are required and donate \$700/tree for the remaining thirty-seven (37) trees to total \$25,900.00 to the Tree Fund through the Planning Board.

(Note: it was determined that the Planning Board does not have the authority to act on the waiver request #1 for parking spaces. All waivers will be re-voted at the October 12, 2021 meeting.)

BETA will draft a decision and the Special Permit for/with Site Approval application will be voted on at the meeting on October 12, 2021.

ACORN PLACE SRCD - PARKING MINOR MODIFICATION REQUEST

Mr. Merrikin, on behalf of the applicant, presented the parking modification request letter, dated September 1, 2021, and plans. He stated that there has been an increased demand for secondary parking spaces in proximity to each building. The revised plans reflect reconfiguration of the extra parking on the site. Mr. Merrikin stated that this will 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. With these changes, there is a net gain of eleven parking spaces in the development, Mr. Merrikin said.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the minor modification request as a field change as shown on the plans entitled, "Acorn Place Layout Plan of Land in Millis, MA," dated July 12, 2018, latest revision September 1, 2021 (2 sheets), prepared by Legacy Engineering.

OTHER BUSINESS:

PLANNING BOARD MEMBER SEATING ARRANGEMENT DISCUSSION/VOTE

The Planning Board discussed whether or not they wish to institute an assigned seating policy for members. Other than the Chair and Clerk of the Board sitting next to one another, all were of the opinion that seating assignments were not necessary and members may sit where they wish.

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On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to leave the seating arrangement as is with no assigned seating.

PLANNING BOARD MEMBER RESPONSIBILITIES & EXPECTATIONS DISCUSSION

Mr. Nichols presented a copy of the Select Board's "Operating Policies and Procedures" document and suggested that the Planning Board create something similar. The purpose of this would be to help Planning Board members, present and future, know what responsibilities/duties are expected of them. The Board will work on creating such a document and discuss/formalize something at the October 12, 2021 meeting.

PROPOSED SPECIAL PERMIT CONDITION DISCUSSION – ALAN HANDEL

Mr. Handel presented his revised proposal for a special condition to be included in certain project decisions. The purpose is to mitigate the concerns and frustrations of abutters and other local residents over noise, hazards, and inconveniences during development in Residential Zones/Districts, he said.

Ms. Riley questioned who would be responsible for monitoring if the developer was updating people as required. There was discussion as to how this condition could be enforced. Mr. Handel will revise the proposal.

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from August 10, 2021, as written.

ADJOURN

There being no further business, on a motion made by Mr. Nichols, seconded by Mr. Yered, it was unanimously voted to adjourn the meeting at 8:56 p.m.

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

Respectfully submitted,

Camille Standley,
Administrative Assistant