

MILLIS PLANNING BOARD October 12, 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
Katelyn Burke, EIT, BETA

Members Absent: Bodha B. Raut Chhetry

Also present: Scott Fuzy, 411 Union St.
 Eric Dias, Strongpoint Engineering Solutions, 1496 Main St.
 Jemin Patel, 251 N. Pearl St., Brockton, MA
 Patrick K. Sullivan, 89 N. Main St., Attleboro, MA
 Michael Cavallo, 78 Eisenhower Dr., Sharon, MA (871 Main St.)

DELIBERATION/VOTE ON:
SPECIAL PERMIT APPLICATION FOR/WITH SITE PLAN APPROVAL
1480 & 1486 MAIN STREET
PROPOSED MARUJUANA CULTIVATION FACILITY CONSTRUCTION

The Board reviewed the application, plans and draft decision prepared by BETA. Per Town Counsel, it was requested that the waivers be re-voted.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to **reject** the following waiver from the Town of Millis Zoning By-Law requested by the applicant on the basis that the Planning Board does not have the Authority to act on the request:

1. A wavier from Section II, definition of Parking Space, to allow the space size of 10 feet in width by 20 feet in length, having an area of 200 SF.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the two following waivers requested by the applicant:

1. A wavier from Section VIII Table 5 Off-Street Loading Standards of the Off-Street Parking and Loading Regulations Bylaw, to allow 2 loading spaces, where 5 loading spaces are required.
2. A waiver is sought from Section VIII C.2.f&p Parking and Loading Lot Standards, of the Off-Street Parking and Loading Regulations Bylaw, to allow the planting of 9 trees, where 46 trees are required. The 9 trees shall be a mix of evergreen and deciduous trees

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to ensure year-round foliage and a donation of \$700/tree will be made to the Town of Millis Tree Fund for the remaining 37 trees for a total donation of \$25,900.

There was discussion regarding adding a Special Condition to limit excessive idling of vehicles, per State Law. The condition will be added to read: “As stated in Mass General Laws, Chapter 90, Section 16A, no person shall cause, suffer, allow or permit the unnecessary operation of the engine of a motor vehicle while said vehicle is stopped for a foreseeable period of time in excess of five minutes.”

On a motion made by Mr. Nichols and seconded by Ms. Riley, with Mr. Yered, Mr. Nichols, Ms. Riley, Mr. Handel, and Mr. Guerrero voting in the affirmative, it was unanimously voted to grant to the Applicant, GTE Millis LLC, a Special Permit for/with site plan approval for the property located at 1480 & 1486 Main Street for a marijuana cultivation facility. The site and the approved improvements are depicted on an eleven-sheet plan set entitled Site Development Plans for Proposed Cultivation Facility, dated May 17, 2021, revised September 1, 2021, prepared by Strong Point Engineering Solutions, West Bridgewater, MA.

SPECIAL PERMIT APPLICATION FOR/WITH SITE PLAN APPROVAL
PUBLIC HEARING – 871 MAIN STREET “DUNKIN”

The public hearing was opened at 7:43 p.m. with notice being read by Ms. Riley.

Mr. Cavallo presented the application and plans for “Dunkin.” He proposes interior renovations, replacement and modification to exterior signage, modification of building façade, and replacement and relocation of drive-up menu board for the existing Dunkin Donuts. Mr. Cavallo stated that he wishes to update the signage to reflect the name change from “Dunkin Donuts” to “Dunkin.” The menu board will also be updated to be digital but will remain interior-lit. Mr. Cavallo stated that the store would be closed for two weeks for the renovations.

Ms. Recos summarized BETA’s review letter, dated October 6, 2021. Wall signage was discussed. Facility signage is limited to the standing sign, front wall sign, and traffic/directional signs. No additional signage, including temporary signs, shall be displayed on site. Permits for signage will be obtained by the Building Inspector.

The drive-thru order window shall not broadcast pre-recorded messages to patrons and the volume of the speaker system shall not be disturbing to abutting properties. The Board also will require two (2) traffic/directional signs be provided, one at each driveway (entry and exit) that reads “Do Not Block Sidewalk” to allow pedestrian access along Main Street. Mr. Cavallo stated that he would also look into landscaping improvements.

There were no further questions or comments.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously at 8:15 p.m. to close the public hearing.

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On a motion made by Mr. Nichols and seconded by Ms. Riley, with Mr. Nichols, Ms. Riley, Mr. Yered, Mr. Handel, and Mr. Guerrero voting in the affirmative, it was unanimously voted to grant to the Applicant, Michael Cavallo, a Special Permit for/with Site Plan Approval , with Special Conditions, for the property located at 871 Main Street, Dunkin Donuts. The site and the approved improvements are depicted on a seventeen-sheet plan set entitled Dunkin’ 871 Main Street, Millis, MA 02054, dated September 7, 2021, prepared by Aharonian & Associates, Inc., Smithfield, RI.

OTHER BUSINESS:

PLANNING BOARD MEMBER RESPONSIBILITIES & EXPECTATIONS DISCUSSION

The Board reviewed the draft of the “Town of Millis Planning Board Responsibilities and Requirements” document. The Board members will review it and vote on adopting the document at the meeting on November 9, 2021.

PROPOSED SPECIAL PERMIT CONDITION DISCUSSION – ALAN HANDEL

Mr. Handel presented the latest 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.

Board members raised concerns over the legality of suspending a special permit if a problem arises and other concerns. The proposal will be sent to Town Counsel for review.

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from September 7, 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 8:55 p.m.

Scheduled Planning Board Meetings: November 9, 2021 (Room 229)
December 14, 2021 (Room 229)

Respectfully submitted,

Camille Standley,
Administrative Assistant