

MILLIS PLANNING BOARD February 8, 2022
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
 George Yered
 Alan Handel
 Joshua Guerrero, Associate Member

Melissa Recos, PE, BETA

Members Absent: Bodha B. Raut Chhetry

Also present: Joshua Smith, 304 Plain St.
 Ted Merchant, Toll Bros., Inc.
 Dan Allen, Bohler Engineering, 352 Turnpike Rd., Southboro
 Reinaldo Faria, Rivendell Woods

“RIVENDELL WOODS” SUBDIVISION – 227 CAUSEWAY STREET
BOND ESTIMATE DISCUSSION
REINALDO FARIA

Mr. Faria is the developer of the subdivision. Ms. Recos summarized BETA’s bond estimate letter, dated January 24, 2022. BETA’s recommendation is that the bond be set at \$361,000.00, for the road and infrastructure work remaining. Ms. Recos also reminded Mr. Faria that there are certain payments due prior to occupancy permits as stated in the Definitive Subdivision Decision by the Planning Board.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the bond estimate of \$361,000.00 for the Rivendell Woods Subdivision.

WAIVER OF SITE PLAN REVIEW/APPROVAL
350 VILLAGE STREET – WOODSIDE MONTESSORI SCHOOL

The Board reviewed the submitted waiver request letter from Christine Monaghan, dated February 3, 2022. The project is mainly an interior renovation with minor exterior alterations and no increase to the occupant load/parking is proposed.

On a motion made by Mr. Nichols, and seconded by Ms. Riley, 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 interior renovations.

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**REGENCY AT GLEN ELLEN – MINOR MODIFICATION/FIELD CHANGE
REQUEST – WALKING TRAIL/ORCHARD ST. DRAINAGE
TED MERCHANT TOLL BROS., INC.**

As part of BETA's routine site inspections, it was noted that a section of the existing walking trail periodically experiences slow drainage periods after a storm event. Mr. Merchant presented a memo, dated January 24, 2022, with photos. It is proposed to relocate the trail slightly uphill (approximately 20-feet) and temporarily mark with stakes and directional arrows until the new walking path is established. As this minor alteration is within the Riverfront Area, a field change was requested and approved by the Conservation Commission, Mr. Merchant said. He is seeking approval from the Planning Board also for this minor modification.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the re-location of a portion of the trail as a field change as presented.

Mr. Merchant stated that in the area where the public trail access parking lot intersects Orchard Street, Orchard Street has been visually observed to intermittently have periods of slow drainage runoff during storm events and/or winter snow melt conditions. To make an effort to improve this existing drainage condition, Mr. Merchant suggested the installation of a short gravel strip that collects water from the eastern edge of the parking lot into the road's shoulder. Mr. Nichols requested that the same action be taken a bit "uphill" of this area as well. Mr. Merchant stated that they could do that.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the drainage modification, with the additional strip uphill, as discussed/presented, as a field change.

**808 MAIN STREET – MCDONALD'S
FIELD CHANGE REQUEST & ENDORSEMENT OF APPROVED SITE PLANS
DANIEL ALLEN, BOHLER ENGINEERING**

Mr. Allen, representing the applicant, presented the field change request for a change in roofing materials. The Board reviewed the information submitted. The change would allow for a single seam slatestone gray metal mansard roof in-lieu of the previously approved slatestone gray shingle mansard roof for the restaurant. Mr. Allen stated, this is a material change only and there will be no dimensional change. This is also beneficial for long-term maintenance.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the field change request to allow for a single seam slatestone gray metal mansard roof at 808 Main Street, McDonald's Restaurant.

As the appeal period expired, Mr. Allen requested that the Board endorse the final site plans, approved December 14, 2021.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to endorse the sixteen-sheet plan set entitled, "Proposed Site Plan Documents for Proposed McDonald's

February 8, 2022

OTHER BUSINESS:

ADJOURN

Scheduled Planning Board Meetings: March 15, 2022
April 12, 2022

Camille Standley, Administrative Assistant