

**MILLIS PLANNING BOARD      March 15, 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

Katelyn Burke, EIT, BETA

Members Absent:     Bodha B. Raut Chhetry

Also present:         Kevin Bradley, Rocky's Ace Hardware, 40 Island Pond Rd., Springfield  
                              William Halsing, Land Planning, Inc., Bellingham  
                              Garry DeSimone, Colonial Engineering, Medway  
                              Michael Curatola, Silva Development

**PROPOSED ZONING BYLAW AMENDMENTS, PUBLIC HEARING**

The public hearing was opened at 7:30 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Nichols summarized the proposed articles. The amendment to the **Associate Member to the Planning Board Bylaw** Article will allow the Associate Member to act not only on Special Permits, but Site Plan applications as well. This will allow the Planning Board to be more effective in its voting duties and with meeting quorum obligations.

The Article for the amendments to **Section VI Area, Height, and Bulk Regulation By-Law** to Tables 2 & 3 are needed to add the I-P-2 District to these tables. It appears that when the I-P-2 District was approved in 2008, Table 1 was updated, however, Tables 2 & 3 were inadvertently omitted. This amendment is a "housekeeping" issue to correct a clerical oversight.

There being no further discussion, on a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to close the public hearing on the proposed two articles at 7:35 p.m.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to **recommend approval of the Associate Member to the Planning Board By-Law Amendment Article** as written, for the May 2, 2022 Town Meeting.

On a motion made by Mr. Richard Nichols, seconded by Ms. Nicole Riley, it was voted unanimously to **recommend approval of the Section VI Area, Height, and Bulk Regulation By-Law Amendment Article** as written, for the May 2, 2022 Town Meeting.

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**SPECIAL PERMIT APPLICATION FOR/WITH SITE PLAN APPROVAL**  
**PUBLIC HEARING – 813 MAIN STREET, ROCKY’S ACE HARDWARE**

The public hearing was opened at 7:40 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Halsing, representing the applicant, presented the application and plan. The applicant proposes to add an above-ground, 500-gallon propane tank and cabinet in the existing impervious Garden Center area for the purpose if trained and certified employees to fill customer’s tanks. The applicant also proposes to re-stripe the parking spaces in the existing parking lot.

Ms. Burke of BETA, the Board’s peer reviewer, summarized their review letter. She stated that all issues had been addressed. Mr. Bradley stated that safety measures are in place for the propane.

Mr. Nichols requested that the applicant repair the planter out front and add another on the opposite side, along with a bench at the street sidewalk area. Mr. Bradley stated that he would do so. The Planning Board also requires that the parking lot be re-stripped every three years. Mr. Handel reminded Mr. Bradley that per the Planning Board Decision from 2002, all outside areas shall not include any storage of pesticides, fertilizers, or any other type of chemical.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously at 7:48 p.m. to close the public hearing.

On a motion made by Mr. Nichols and seconded by Ms. Riley, with Mr. Nichols, Ms. Riley, Mr. Handel and Mr. Guerrero voting in the affirmative, it was unanimously voted to grant to the Applicant, Rocky’s Ace Hardware, a Special Permit For/With Site Plan Approval, with Special Conditions, for the property located at 813 Main Street, Rocky’ Ace Hardware. The site and the approved improvements are depicted on a one-sheet plan set entitled Special Permit Plan Located at 813 Main Street Millis, MA Prepared for Rocky’s Ace Hardware 40 Island Pond Road Springfield, MA Record Owner Millis Trust, LLC”, dated January 27, 2022, revised February 10, 2022, prepared by Land Planning, Inc., Bellingham, MA.

**FORM A APPLICATION – SUBDIVISION APPROVAL NOT REQUIRED**  
**LOTS 5 & 6 BLUEBERRY LANE**  
**MICHAEL CURATOLA**

(Note: Ms. Riley was recused from this discussion as an abutter)

As stated by Mr. Garry DeSimone, representing the applicant, Lots 5 and 6 are being subdivided into two parcels. The two new lots, 5A and 6A have the required frontage, lot area and depth to be buildable lots. The non-buildable lots (5B & 6B) will be added to Lot 7 and deeded to Kenneth and Mary Nowak.

Ms. Riley, an abutter to Lot 5A, expressed concern of the amount of clearing on the lot and the removal of a berm. She asked what was going to be done regarding erosion control due to the clearing as there is a fence and a tree “that could come down and hit” her “house” with the berm

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and the earth removed. She asked what the builder was going to do to ensure that did not happen. Mr. Curatola stated that they moved the berm from the front to the back and no trees were removed. There will be “a gradual slope” there, he said. Mr. Curatola offered to have the tree removed, however, Ms. Riley prefers to have it remain. According to Mr. Curatola, they will not be doing any earth work near the roots of the tree. Mr. Curatola has filed an Earth Removal permit with the Planning Board to complete the earth work.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously (4-0) to approve and endorse an ANR plan for Blueberry Lane entitled, “Plan of Land in Millis, MA.” (1 sheet) dated January 20, 2022, Revised February 14, 2022, stamped by Anthony M. Dellorco, PLS, Colonial Engineering Inc., 11 Awl St., Medway, MA 02053, finding the Form A in order and subdivision control not required.

The Planning Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

**OTHER BUSINESS:**  
**MINUTES**

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from February 8, 2022, as written.

**ADJOURN**

There being no further business, on a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to adjourn the meeting at 8:15 p.m.

Scheduled Planning Board Meetings: April 12, 2022  
May 10, 2022

*Respectfully submitted,*

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*Camille Standley, Administrative Assistant*