

MILLIS PLANNING BOARD May 10, 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
 Alan Handel
 Joshua Guerrero

Members Absent: Bodha B. Raut Chhetry

Also present: George Yered, 87 Acorn St.
 Scott Fuzy, 411 Union St.
 Paul DeSimone, Colonial Engineering, Medway
 Mary Ann Nowak, 366 Village St.
 Michael Curatola, Silva Development
 Matt Miller, 3 Blueberry Lane

REGENCY AT GLEN ELLEN – UPDATE ON ITEMS

The Planning Board had requested an update from Mr. Merchant of Toll Brothers regarding some site clean-up items from a previous site visit by BETA. In an email to the Board from Mr. Merchant, dated May 4, 2022, he stated that site clean-up had taken place and all items addressed. Mr. Nichols stated that he had asked Mr. Merchant to look into the snow removal operations for the development as there were noise issues/concerns over the winter to abutting neighborhoods. Mr. Merchant's email stated that he has asked the HOA representatives to discuss this at an upcoming HOA meeting with the management company.

SPECIAL PERMIT APPLICATION FOR/WITH SITE PLAN APPROVAL
PUBLIC HEARING, CONT., – 1375 MAIN STREET, SUITE B, ADVESA WELLNESS

The public hearing continuation was opened at 7:46 p.m. with notice being read by Ms. Riley, Clerk.

(Note: a Stop Work Order was issued to the property owner for State Building Code violations. Until resolved, the application process cannot proceed.)

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously at 7:47p.m. to continue the public hearing, without discussion, to Tuesday, June 7, 2022, 7:30 p.m.

SPECIAL PERMIT APPLICATION FOR EARTH REMOVAL, PUBLIC HEAR.,
CONT., BLUEBERRY LANE, MICHAEL CURATOLA

The public hearing continuation was opened at 8:00 p.m. with notice being read by Mr. Guerrero, Acting Clerk. (Note: Ms. Riley, as an abutter, was recused from this public hearing.)

Mr. Miller, an abutter to the property and representing the neighbors, expressed concern over increased dust causing problems in the neighborhood. He stated that since the project has stalled, dust is becoming an issue. The Planning Board was in receipt of three emails from Blueberry Lane residents over issues of dust/dirt due to the construction by Mr. Curatola.

MILLIS PLANNING BOARD May 10, 2022
MEETING MINUTES
ROOM 229, VETERANS MEMORIAL BUILDING, 900 MAIN ST., MILLIS, MA

Mr. Nichols stated that these concerns should be addressed by the Building Inspector as the Board will not be moving forward with the developer as he wished to withdraw his application. He stated that the Board received an email from Silva Development, dated May 9, 2022, requesting to withdraw the Earth Removal Application for Blueberry Lane, without prejudice. The applicant has decided that there is no need to remove material from the site.

On a motion made by Mr. Nichols, seconded by Mr. Handel, it was voted unanimously at 8:04 p.m. to close the public hearing.

On a motion made by Mr. Nichols, seconded by Mr. Alan Handel, it was unanimously voted to approve the withdrawal request, without prejudice, of the Earth Removal Permit Application submitted by Michael Curatola, Silva Development.

OTHER BUSINESS:

**813 MAIN ST., ROCKY'S ACE HARDWARE
SITE PLAN ENDORSEMENT**

A Special Permit for/with Site Plan Approval was approved by the Board on March 15, 2022, for the propane tank installation at Rocky's. The appeal period has passed.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to endorse the approved site plan titled, "Special Permit Plan Located at 813 Main Street, Millis, MA," dated January 27, 2022, last revised February 10, 2022.

ASSOCIATE PLANNING BOARD MEMBER

The Board welcomed Mr. Josh Guerrero as the newly elected Planning Board member. He had been serving as the Associate Member of the Planning Board and ran for the open seat vacated by Mr. George Yered, long-serving member of the Planning Board. Mr. Yered would like to continue serving on the Board as the Associate Member. The Planning Board is very pleased that Mr. Yered wishes to continue to serve on the Planning Board as he is a knowledgeable and valued member.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to recommend the appointment of Mr. George Yered as the Associate Planning Board member, to the Select Board.

CORRESPONDENCE:

MCDONALD'S EMAIL RE: LANDSCAPING

The Board received an email from Daniel Allen, representing McDonald's, dated May 9, 2022. They had some concerns with the proposed landscaping that came up during construction. Mr. Allen suggested that they would like to speak to the owner of the abutting property to discuss possibly removing some shrubbery. Mr. Allen was not able to attend tonight's meeting.

MILLIS PLANNING BOARD May 10, 2022
MEETING MINUTES
ROOM 229, VETERANS MEMORIAL BUILDING, 900 MAIN ST., MILLIS, MA

The Board discussed this briefly and will contact Mr. Allen regarding maintaining the arborvitaes so they can remain.

(Note: Mr. Allen contacted the Board on 5/20/2022 via email stating that they will not be moving forward with removal of the shrubs from the abutting parcel. They will plan to trim and maintain them as needed to accommodate the proposed plantings as shown on the approved landscaping plans.)

FLOWCHART PROPOSAL BY BETA

The Board reviewed a proposal letter from Melissa Recos, PE, of BETA, for the creation of a “Permitting Guidance Flowchart.” The fee to the Board would be \$1,500.00. Mr. Nichols stated that he would like to add a timeframe per permit to such flowchart. Ms. Riley will discuss with Mr. Weiss regarding any grants available at the next Economic Development meeting. The Board would like BETA to move forward with 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 April 12, 2022, as written.

ADJOURN

There being no further business, on a motion made by Mr. Nichols, seconded by Mr. Handel, it was unanimously voted to adjourn the meeting at 8:04 p.m.

Planning Board Meetings: July 19, 2022
 August 9, 2022 (tentative)

Respectfully submitted,

Camille Standley, Administrative Assistant