

The meeting was called to order at 7:35 p.m. by Mr. Robert Cantoreggi, Chair.

Members present: Robert Cantoreggi, Chair
James McKay, Acting Clerk
Richard Nichols

Members Absent: George Yered
Nicole Riley
Carlo Molinari

Also present: Scott Fuzy, 114 Union St.
Dan Merrikin, Merrikin Engineering, 730 Main St.
Marc Rosenfeld, 730 Main St.

SPECIAL PERMIT/SITE PLAN APPROVAL APP., PUBLIC HEAR., CONT.
1525 MAIN STREET – MAP 21 PARCELS 49 & 52
COMMERCIAL BUILDING CONSTRUCTION-MEDICAL MARIJUANA
DISPENSARY - ELLEN REALTY TRUST

The public hearing continuation was opened at 7:35 p.m. with notice being read by Mr. McKay, Acting Clerk.

Mr. Daniel Merrikin of Merrikin Engineering, representing the applicant, provided a summary of the revised documents submitted:

- revised site plan
- revised stormwater report
- comment response letter dated January 2, 2018

Mr. Merrikin stated that there were not many substantive changes to the plan; notes and details were added.

Ms. Recos of BETA Group stated that their comments as stated in the December 18, 2017 letter had been addressed. There was discussion of conditions of approval, such as the addition of a 3-4” berm being added to the site plan prior to endorsement and confirmation of approval by the Fire Chief for adequacy of the site for emergency vehicles. Mr. Merrikin stated that they are hoping to start construction in the next couple of months.

Mr. Rosenfeld updated the Board on the legalization issue and stated that medical marijuana dispensaries are still protected through a budgetary amendment which protects states from federal interference. He stated there is “no direct interference on licensure of medical programs.”

Mr. Fuzy spoke in favor of the project, stating it “would be a benefit for the Town.”

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

(Note: Mr. Merrikin requested that the Board deliberate and vote at the next meeting (3/6/18) as only three Board members were in attendance and four are needed to vote on the Special Permit)

INFORMAL DISCUSSION

FUTURE FILING OF FORM A APPLICATION

FARM STREET - ASSESSOR MAP 22, PARCELS 18, 24, 25 & 27

MAP 31, PARCEL 100

Mr. Daniel Merrikin, representing Mr. Thomas Roche, presented a plan entitled, "Plan of Land in Millis, Massachusetts," dated November 2, 2017, prepared by Dunn McKenzie, Inc. According to Mr. Merrikin, Mr. Roche owns Lot 5 on Farm Street, which is short on lot depth. He made arrangements with Mr. Berry that he would buy the yellow shaded piece on the plan. An easement would then be deeded back to Mr. Berry for the solar project, he said. Mr. Merrikin stated that this is a land court property and an extensive and costly survey would be required. He wanted to check with the Board before proceeding to be sure there "were no issues." It is a "change in the lot line only," he said, and it does not affect the approved solar project.

Mr. Cantoreggi stated that there were no Planning Board issues with the plan. Mr. Merrikin will proceed with the filing of an application.

HICKORY HILLS DEFINITIVE SUBDIVISION

REVISED SECURITY BOND – PHASE 3

ROBERT FOX

Mr. Merrikin, representing the applicant, requested that the Board approve a new bond amount for Phase 3 of the project. Ms. Recos of BETA Group summarized their letter, dated July 24, 2017, which recommended that the security be revised to \$163,300.00.

On a motion made by Mr. McKay, seconded by Mr. Nichols, it was unanimously voted (3-0-0) to set the subdivision bond being held on Hickory Hills Definitive Subdivision to an amount of \$163,300.00 for the release of the remaining lots from the subdivision as requested by Daniel Merrikin, Merrikin Engineering LLP, on behalf of the Applicant, Mr. Robert Fox, Acorn of Millis, LLC; and as recommended by BETA Engineering, Planning Board consulting engineers.

OTHER BUSINESS:

CLYDE BROWN SCHOOL CONSTRUCTION

APPROVED PLAN ENDORSEMENT

The Planning Board signed the mylar cover page for the approved site plan set. The Special Permit for/with Site Plan Approval was approved on November 14, 2017 and filed with the Town Clerk on November 22, 2017.

MILLIS PLANNING BOARD MINUTES

January 9, 2018

Room 229, Veterans Memorial Building, 900 Main St., Millis, MA

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. McKay, it was voted unanimously to approve the regular session meeting minutes from December 5, 2017, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Mr. Nichols and voted unanimously, the meeting was adjourned at 7:57 p.m.

Scheduled Planning Board Meetings: February 6, 2018
March 6, 2018
April 10, 2018

Respectfully submitted,

Camille Standley
Administrative Assistant