

MILLIS PLANNING BOARD June 7, 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
 George Yered, Associate Member

Members Absent: Bodha B. Raut Chhetry

Also present: Scott Fuzy, 411 Union St.
 Steve Reitter, 45 Irving Street
 Dan O'Driscoll, O'Driscoll Land Surveying, Inc., 46 Cottage St., Medway
 Reinaldo Faria, Faria Realty Trust, "Rivendell Woods" Subdivision

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 7:32 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 7:32p.m. to continue the public hearing, without discussion, to Tuesday, July 19, 2022, 7:30 p.m.

FORM A – APPROVAL NOT REQUIRED (ANR) PLAN
CAUSEWAY STREET/GROVE STREET
CARLO MOLINARI, III

Mr. Daniel O'Driscoll, PLS, representing the applicant, presented the application and plan. The ANR subdivides one piece of property into two lots; one for the existing home and another lot with 25.7 acres with frontage on Grove Street. Each of the lots shown on the plan has the requisite lot area and frontage on a public way. All criteria for ANR approval has been met, Mr. O'Driscoll stated.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (5-0) to approve and endorse an ANR plan entitled, "Plan of Land in Millis, Massachusetts," (1 sheet) dated March 28, 2022, stamped by Daniel A. O'Driscoll, PLS, O'Driscoll Land Surveying Inc., 46 Cottage Street, Medway, MA 02053, finding the Form A in order and subdivision control not required. The Board endorsed the plan accordingly.

MILLIS PLANNING BOARD June 7, 2022
MEETING MINUTES
ROOM 229, VETERANS MEMORIAL BUILDING, 900 MAIN ST., MILLIS, MA

WAIVER OF SITE PLAN REVIEW/APPROVAL REQUEST

STEVE REITTER – STEVE’S RENTAL

1370 & 1372 MAIN STREET

The Board met with Mr. Reitter, who requested a waiver of site plan approval for the display and sale of storage sheds on the lawn area at 1370 Main Street. He would also like to set up a gazebo. Mr. Reiter was issued a Special Permit Decision by the Board on August 10, 2021, for his equipment rental business.

The Board reviewed and discussed the information submitted.

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 Steve’s Rental, 1370 Main Street, for shed display with the following conditions:

- Shed placement must be set back at least 15 feet from the street
- Maximum of twenty (20) sheds may be displayed at one time
- No large signage/banners advertising the sale of sheds allowed

“RIVENDELL WOODS” SUBDIVISION - CAUSEWAY STREET

REINALDO FARIA – BOND ESTIMATE

Mr. Faria stated that he would like to request that he not install the chain link fencing proposed surrounding the basin. Mr. Nichols stated that Mr. Faria would have to file, in writing, a minor field change request to the Board for consideration and vote on this issue.

Mr. Nichols stated that the required “screening” trees planted were insufficient. These trees must be replaced with larger trees to provide more effective screening. Ten trees must be added.

The Board reviewed BETA’s bond estimate for “Rivendell Woods”, dated 6/2/2022.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to set the security bond in the amount of \$163,200.00 for the “Rivendell Woods” definitive subdivision.

OTHER BUSINESS:

LAND DEVELOPMENT PERMITTING GUIDANCE FLOWCHART DISCUSSION

BETA was engaged by the Board to prepare a “Permitting Flowchart” to help applicants/developers with the permitting process for various departments. This is for informative purposes only. The Board reviewed and discussed the draft prepared. Minor revisions will be made.

MILLIS PLANNING BOARD June 7, 2022
MEETING MINUTES
ROOM 229, VETERANS MEMORIAL BUILDING, 900 MAIN ST., MILLIS, MA

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from May 10, 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 8:24 p.m.

Planning Board Meetings: August 9, 2022

Respectfully submitted,

Camille Standley, Administrative Assistant