

MILLIS PLANNING BOARD July 19, 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
 Joshua Guerrero
 George Yered, Associate Member

Members Absent: Bodha B. Raut Chhetry
 Alan Handel

Also present: Dan Allen, Bohler Eng., 352 Turnpike Rd., Southboro
 Eric Wagner, McDonalds, 545 Page St., Stoughton
 Robert Weiss, Economic Development & Planning Director

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 7:33 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.)

In a letter from Mr. Verzura of Advesa Wellness, dated June 29, 2022, a withdrawal of the application was requested.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted at 7:35 p.m. to close the public hearing.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to approve the withdrawal request of the Special Permit for/with Site Plan Approval Application submitted by Advesa Wellness for 1375 Main Street.

808 MAIN STREET – MCDONALD’S RESTAURANT
FIELD CHANGE REQUEST – FENCING

Mr. Dan Allen, representing the applicant, presented the field change request. The applicant proposes installation of a 6’ high vinyl fence along the easterly property line with crushed stone in the landscape area abutting the fence. The Board reviewed the information submitted, along with BETA’s comment letter, dated July 11, 2022. The request also includes removal of the previously proposed shrubs (32) in this area.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the field change request to allow for the following:

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- 6' vinyl fencing is approved as shown. A color of fence to match the building will be installed if available. If not, white vinyl fencing will be used. The developer must clean/remove any graffiti from the fencing.
- 5 shrubs or other plantings between each of the four proposed trees along the fence must be planted to provide some greenery. Developer to submit proposed plants prior to installation for approval.

MBTA COMMUNITIES' REZONING INITIATIVE PRESENTATION
ROBERT WEISS, ECONOMIC DEVELOPMENT & PLANNING DIRECTOR
(MGL 40A S3A)

Mr. Weiss made a presentation on the zoning changes that have been approved by the State. There are 175 communities that fall under "MBTA Communities" and Millis is one due to the MBTA station in Norfolk. As Mr. Weiss discussed, in addition to the "Town Center Planning Initiative," the Town will be looking at meeting the MBTA's multi-family housing requirements (MGL CH. 40A/Sect. 3A). The purpose of the MBTA Zoning is to create a sizeable multi-family district, allowing, **by right**, a minimum of 15 units per acre (50 acres x 15 units – 750 units). The Town received a \$45,000.00 District Local Technical Assistance grant through MAPC to help analyze the current zoning and to look at how 40A/3A might be adopted in Millis, he said. A grant application was submitted to DHCD for an additional \$65,800 to supplement the consulting costs. Mr. Weiss stated that a Town Advisory Committee will also be established.

There was discussion with the Board and numerous questions/concerns raised. Mr. Weiss clarified that this is not about affordable housing (40B), rather greater density through multi-family housing. Mr. Weiss stated that there are guidelines that will be provided by the State, however, they have not yet been finalized. He recommended that the Town be proactive in preparing for this zoning initiative. This proposed Zoning change is something that would have to be voted on at a future Town Meeting. There will be continued discussion as more information is received.

FORM A – APPROVAL NOT REQUIRED (ANR) PLAN
2 & 4 FRONTIER LANE
JOHN MCDONALD

As stated in the letter from Mr. Daniel Merrikin, Legacy Engineering, dated July 14, 2022, representing the applicant, the ANR reconfigures the interior lot line between two existing lots on Frontier Lane. The applicant is re-orienting the angle of the house on #4 Frontier Lane and this is needed to meet setback requirements. 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.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (4-0) to approve and endorse an ANR plan entitled, "A.N.R. Subdivision Plan of Land in Millis, MA" (1 sheet) dated July 12, 2022, stamped by Anthony M. Dellorco, PLS, Colonial Engineering, Inc., P.O. Box 95, Medway, MA 02053, finding the Form A in order and subdivision control not required. The Board therefore approved and endorsed the plan accordingly.

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OTHER BUSINESS:

871 MAIN STREET – DUNKIN DONUTS

TRAFFIC DISCUSSION

The Planning Board and Millis Police Department had been made aware of, and observed, traffic issues at the restaurant. In addition to traffic backing up onto Main Street, the sidewalk is being blocked by vehicles turning into the establishment. This raises public safety concerns and is a violation of the Special Permit conditions.

The Board will send a letter to the owner, Mr. Michael Cavallo, and request that he review the entire Decision to confirm compliance with all items and contact the Planning Board with an action plan to rectify the traffic concerns prior to August 9, 2022.

FY2023 PAYROLL/BILLS PAYABLE SIGNATORIES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it voted unanimously to authorize *either* Mr. Nichols or Ms. Riley to sign/approve payroll.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to authorize Mr. Nichols to sign/approve bills on behalf of the Conservation Commission.

COMMUNITY PRESERVATION COMMITTEE DESIGNEE

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to appoint Mr. Alan Handel as the Planning Board designee to the Community Preservation Committee for a three-year term.

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from June 7, 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 8:55 p.m.

Planning Board Meetings: August 9, 2022
 September 13, 2022

Respectfully submitted,

Camille Standley, Administrative Assistant