

MILLIS PLANNING BOARD September 13, 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

 Melissa Recos, PE, BETA Group

Members Absent: Bodha B. Raut Chhetry
 Alan Handel

Also present: Scott Fuzy, 411 Union St.
 Deb & Jim Russo, 231 Causeway St.
 Reinaldo Faria, 227 Causeway St.
 Greg Driscoll, Jacobs Driscoll Engineering, No. Easton
 David LaPointe, Beals & Thomas, Inc., 144 Turnpike Rd., Southborough
 Daniel Serber, Next Grid, 23 Phillips, Weymouth
 Charles Hajjar, 20 Indian Spring Rd., Milton
 James McKay, Millis DPW
 Robert Fox, Plymouth, MA

**“RIVENDELL WOODS” DEFINITIVE SUBDIVISION; CAUSEWAY STREET
INFORMAL DISCUSSION RE: 4TH LOT MODIFICATION & FIELD CHANGE
REQUEST**

Mr. Driscoll and Mr. Faria met with Board. They discussed the field change/waiver request for chain link fencing. A four-foot-high chain link fence around the stormwater basin located in the subdivision’s drainage lot/detention basin was shown on the approved plans. The applicant/owner requested that placement of this fence be waived/removed. Ms. Recos of BETA stated that the fencing was presented on the original plan and was not required. Similar basins are not fenced, she said. The Stormwater Operations & Maintenance plan may need to be revised if the fencing is mentioned in it, Ms. Recos stated.

Mr. Nichols reiterated that the shrubbery installed for screening was inadequate. This was discussed with Mr. Faria at the June 7, 2022, meeting. Ten trees must be planted for screening the abutting properties.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the field change request to remove the requirement for the chain link fencing around the detention basin provided that the following conditions are met:

- Confirmation that the Stormwater Operations and Maintenance plan be edited/revised to remove any reference to the fencing if applicable.

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- 10 trees of at least 7-foot height and deer resistant must be placed for effective screening to abutters as discussed. This is a requirement prior to final approval of the subdivision.

Mr. Driscoll provided background on the fourth potential lot in the subdivision from the previous owner. He requested guidance on how to best go about adding this lot to the current 3-lot subdivision known as “Rivendell Woods.” Mr. Nichols stated that an Application for Approval of Modification Plan would have to be filed with the Planning Board. This application will require a public hearing, notification to abutters, and consultant review, etc. Mr. Driscoll will be emailed the application and checklist.

SITE PLAN APPROVAL APPLICATION, PUBLIC HEARING – 1073 MAIN STREET, NEXTGRID SOLAR INSTALLATION

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

Mr. LaPointe, of Beals & Thomas and Mr. Serber, of Next Grid, presented the site plan. The proposed project includes installation of a 2.806 MW DC solar photovoltaic (PV) parking lot canopy system over the existing parking lot and 652.8 kW DC roof-mounted solar PV on the existing 72,000 +/- square foot marijuana cultivation facility building at 1073 Main Street (former GAF building).

Mr. Serber stated that the site “is invisible” from the street and there will be minimal impact – no tree cutting or “poling” of trees, but some tree-trimming is proposed. After construction, he said, there will “be no sound.” There are twenty-seven-foot gaps provided to accommodate emergency vehicles. According to Mr. Serber, there is a walk-through with the Fire Department prior to operation.

Ms. Recos of BETA, the Board’s peer reviewer, discussed her review letter, dated September 2, 2022. A Decommissioning Plan is required with the filing, but was not provided, she said. She recommended that a decommissioning estimate be provided before close of the public hearing.

Mr. LaPointe provided a response letter, dated September 12, 2022, however, BETA has not had adequate time to review it. He stated that the existing buffers will be maintained, however, there will most likely be some trimming of trees which encroach on the parking lot and cause significant shadowing. Trees will not be cut, he said, unless they are in danger of falling and destroying the system or in danger of causing bodily harm.

Mr. McKay raised concerns regarding the buffer to the Prospect Hill Cemetery. He stated that the Cemetery Committee was going to be meeting during the week and would be discussing some sort of fencing and /or screening be provided. Mr. Serber stated that they have “no interest” on cutting trees on the cemetery side. They can plant arborvitaes if necessary. Fencing is only proposed around the equipment pad, he said.

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To allow time for the Cemetery Committee to meet and for BETA to review the responses, the hearing will be continued.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted at 8:05 p.m. to continue the public hearing to Tuesday, October 11, 2022, 7:30 p.m.

REGENCY AT GLEN ELLEN – TOLL BROTHERS
BOND REDUCTION REQUESTS: PHASE 1; PHASE 2, PHASE 2D

Toll Brothers requested a revised bond estimate/bond reduction for Phases 1, 2 and 2D for the Regency at Glen Ellen Senior Residential Community Development project. BETA conducted site visits and prepared their recommendation letters, dated August 31, 2022. The Board reviewed the letters.

Phase 1:

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously that the balance of this bond be reduced by \$82,934.00 to a remaining balance of \$311,116.00, as requested by the applicant and as recommended by BETA Engineering.

Phase 2:

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously that the balance of this bond be reduced by \$196,481.00 to a remaining balance of \$429,000.00, as requested by the applicant and as recommended by BETA Engineering.

Phase 2D

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously that the balance of this bond be reduced by \$35,947.00 to a remaining balance of \$266,700.00, as requested by the applicant and as recommended by BETA Engineering.

871 MAIN STREET – DUNKIN DONUTS
TRAFFIC UPDATE

(Note: Mr. Chris DaCosta, owner/operator of Dunkin Donuts, was unable to attend the meeting.)

Mr. Nichols stated that as-builts had been received and BETA was going to be reviewing them for compliance with the Planning Board Decision. The Board had contacted the owner regarding public safety concerns over the traffic issues at the store. Mr. Nichols read by DaCosta's email, dated September 12, 2022, regarding a traffic resolution plan. Mr. DaCosta will be asked to attend the October 11, 2022, meeting to provide an update.

“HICKORY HILLS” DEFINITIVE SUBDIVISION
STREET ACCEPTANCE RECOMMENDATIONS: DEBRAH LANE, PEARL STREET, TERESA DRIVE

The Board met with Mr. Merrikin, PE, of Legacy Engineering, representing the applicant, to discuss the completion status of the Hickory Hills subdivision. Mr. Merrikin discussed BETA's review letter, dated September 12, 2022. He stated that the Town has been granted the appropriate easements. There are some “punch list” items that will be addressed, he said.

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Mr. McKay, DPW Director, stated that video of the sewer and drain lines must be done and sent to him. Also, the catch basins need to be cleaned out. Mr. Merrikin and Mr. McKay were in agreement that these items can be taken care of prior to Town Meeting.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to recommend to the Select Board that Debrah Lane be approved as a public way in the town of Millis.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to recommend to the Select Board that Pearl Street be approved as a public way in the town of Millis.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to recommend to the Select Board that Teresa Drive be approved as a public way in the town of Millis.

**376 ORCHARD STREET – SPARHAWK ACADEMY
AS-BUILT APPROVAL**

Mr. Merrikin, representing the applicant, submitted the final as-built plans for the approved new building and appurtenances. BETA provided their review in a letter dated September 12, 2022. A few minor items must be added to the plan.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the as-built plans entitled, “Sparhawk Academy Asbuilt Plan of Land in Millis, MA,” 3 sheets, dated August 24, 2022, pending receipt of revised plans.

OTHER BUSINESS:

**808 MAIN STREET – MCDONALD’S RESTAURANT
PLANTINGS**

Mr. Daniel Allen of Bohler Engineering, representing the applicant, requested via email, dated August 18, 2022, that the plantings be delayed until Spring of 2023. Mr. Nichols agreed that due to the current drought conditions, the Board sees no issues with waiting.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to approve the request to allow plantings to take place in the spring of 2023 for McDonald’s.

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to approve the regular session meeting minutes from July 19, 2022, as written. (Note: The Planning Board meeting scheduled for August was cancelled due to lack of quorum.)

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ADJOURN

There being no further business, on a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was unanimously voted to adjourn the meeting at 8:47 p.m.

Planning Board Meetings: October 11, 2022
 November 15, 2022

Respectfully submitted,

Camille Standley, Administrative Assistant