

MILLIS PLANNING BOARD October 11, 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
 Alan Handel

Melissa Recos, PE, BETA Group

Members Absent: Bodha B. Raut Chhetry
 George Yered, Associate Member

Also present: Daniel Serber, Next Grid, 23 Phillips, Weymouth
 Daniel Merrikin, Legacy Engineering, 730 Main St.
 Chris DaCosta, 871 Main St., Dunkin Donuts

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

The public hearing continuation was opened at 7:31 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Serber, of Next Grid, presented the site plan and summarized the proposed project which 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).

At the last hearing, the Board had requested that a decommissioning estimate be provided. Also, provisions for screening for the cemetery should also be provided.

Mr. Serber stated that a document entitled, “NextGrid Decommissioning Evaluation & Cost Estimate,” dated October 4, 2022, was submitted. He requested that a condition be included in the decision to post the surety before the building permit is issued.

Ms. Recos of BETA, the Board’s peer reviewer, discussed her review letter, dated October 5, 2022, regarding the screening request and decommissioning plan. The proposed 7-foot stockade fence and tree plantings along the Prospect Hill Cemetery property line as described in BETA’s letter is essential for abutter screening. A condition in the decision shall state that the Applicant shall provide a screening plan for review and approval by the Board prior to a building permit being issued for the solar facility and shall install screening before construction begins on the solar canopy facilities. Mr. Serber stated that he is fine with the condition.

There was no further discussion.

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On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted at 7:39 p.m. to close the public hearing.

On a motion made by Mr. Nichols and seconded by Ms. Riley, with Mr. Nichols, Ms. Riley, Mr. Handel, and Mr. Guerrero voting in the affirmative, it was unanimously voted to grant to the Applicant, NextGrid, **Site plan approval, with conditions**, for the property located at 1073 Main Street. The approved improvements are depicted on a 6-sheet plan set entitled *NextGrid Solar Facility, 1073 Main Street, Millis, MA, Site Plan*, dated August 16, 2022, prepared by Beals and Thomas, Inc., Southborough, MA.

**871 MAIN STREET – DUNKIN DONUTS
TRAFFIC UPDATE**

Mr. DaCosta, the new owner of Dunkin Donuts, discussed his email, dated September 12, 2022, wherein he provided his traffic resolution/monitoring plan. Mr. DaCosta stated that he believes the traffic situation has improved.

Mr. Nichols stressed that the traffic issues are a public safety concern and the Board would like Mr. DaCosta to monitor the situation. It was requested that Mr. DaCosta email a traffic update next month.

Mr. Nichols stated that the as-built plans submitted were more building plans and not what the Board was looking for. Mr. DaCosta will provide an as-built plan showing the approved site plan conditions.

**FORM A APPLICATION – APPROVAL NOT REQUIRED (ANR) PLAN
10 ACORN STREET – ACORN LLC**

Mr. Merrikin of Legacy Engineering, representing the applicant, presented the application and plan. The plan separates an unbuildable parcel at the rear of the lot which is planned to be deeded to the abutter, he said.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously (4-0) to approve and endorse an ANR plan for 10 Acorn Street entitled, “A.N.R. Subdivision Plan of Land in Millis, MA.” (1 sheet) dated October 9, 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 Planning Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

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“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. He stated that they are “updating” the as-built plans and should be done “in a week or so.” The drainage videos were done, he said, and they will be forwarded to the DPW. Mr. Merrikin will submit a memo to the Planning Board summarizing completion of all “punch list” items.

808 MAIN STREET – MCDONALD’S RESTAURANT AS-BUILT PLAN REVIEW

Mr. Daniel Allen of Bohler Engineering, representing the applicant, stated that the as-built plans have been submitted and reviewed by BETA. Ms. Recos of BETA summarized the construction observation report dated October 7, 2022. She recommended that some minor revisions be made to the as-built plans.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the plan entitled, “As Built Survey, McDonald’s USA, LLC, 808 Main Street, Lot 3 Map 24, Town of Millis, Norfolk County, Commonwealth of Massachusetts,” prepared by Control Point Associates, Inc., dated September 27, 2022, pending BETA’s review of minor revisions to the plan.

(Note: The revised plan with a revision date of October 13, 2022, and the Stormwater Operations & Maintenance Plan, revised through October 14, 2022, were submitted and reviewed/approved by BETA on October 14, 2022. The conditions of the Planning Board’s Site Plan Approval/Special Permit Decision have been satisfactorily met.)

OTHER BUSINESS:

REGENCY AT GLEN ELLEN – EMERGENCY ENTRANCE DISCUSSION

It had been brought to the Board’s attention that the “Emergency Access Road” between Phases 2 and 3 has been being used by vehicles and pedestrians. Ms. Recos will look into this issue and discuss the installation of a temporary gate with Mr. Merchant of Toll Brothers.

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to approve the regular session meeting minutes from September 13, 2022, as written.

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 8:25 p.m.

Planning Board Meetings: November 15, 2022
 December 13, 2002

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Respectfully submitted,

Camille Standley, Administrative Assistant