

MILLIS PLANNING BOARD November 15, 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
 Joshua Guerrero, Acting Clerk
 Alan Handel
 George Yered, Associate Member

 Melissa Recos, PE, BETA Group

Members Absent: Nicole Riley
 Bodha B. Raut Chhetry

Also present: Daniel Merrikin, Legacy Engineering, 730 Main St.
 Martha Kessler, 275 Island Rd.
 Mark Howe, 1178 Main St. LLC
 Rick Smith, 22 Bullard St.
 Derek Mahar, 125 Dover Rd. (Anthology of Millis)
 Shane Campbell, 125 Dover Rd.
 Wayne Foley, 125 Dover Rd. (Callahan Construction)
 Paul O'Brien, 125 Dover Rd.
 David LaPointe, Beals & Thomas

SPECIAL PERMIT FOR/WITH SITE PLAN APPROVAL APPLICATION, PUBLIC HEARING, 1178 MAIN STREET, 1178 MAIN ST., LLC

The public hearing was opened at 7:31 p.m. with notice being read by Mr. Guerrero, Acting Clerk.

Mr. Merrikin, representing the applicant, presented the application and plans. The proposed project includes construction of twenty-four (24) residential units in two buildings with separate site access off Hammond Lane, parking areas, landscaping, utilities and stormwater management systems. The buildings will be two-stories; with two-bedroom units and one-bedroom units. Mr. Merrikin presented the existing conditions and stated that the wetlands had been delineated and an application has been submitted to the Conservation Commission. Mr. Merrikin stated that two stormwater systems are proposed and a sewer connection off Main Street. A Stormwater Management Report was also submitted. Mr. Merrikin discussed the comment letter he received from Mr. Weiss and Mr. McKay, dated November 15, 2022, regarding a sidewalk and ornamental streetlights. Mr. Merrikin discussed the installation of a sidewalk on the opposite side of the street as there is no room on the project side to do so.

Ms. Recos stated that BETA submitted a peer review letter, dated November 8, 2022. Mr. Merrikin requested a continuance to provide written responses and revise plans.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was unanimously voted at 7:49 p.m. to continue the public hearing to Tuesday, January 10, 7:30 p.m.

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1073 MAIN STREET – NEXTGRID
APPROVED SITE PLAN ENDORSEMENT

Mr. LaPointe of Beals & Thomas presented the approved site plan for endorsement. Mr. Recos reviewed and recommended approval.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was unanimously voted to endorse the approved site plans entitled *NextGrid Solar Facility, 1073 Main Street, Millis, Massachusetts (Norfolk County)*, (6 sheets) dated August 16, 2022, prepared by Beals and Thomas, Inc., Southborough, MA.

REGENCY AT GLEN ELLEN – TOLL BROS., INC. - PHASE 3 BOND ESTIMATE

The applicant requested a bond estimate for the road and infrastructure work remaining in Phase 3 of the project. Ms. Recos summarized BETA's bond estimate letter, dated October 25, 2022, and construction cost estimate list. Ms. Recos stated that the Planning Board's Decision includes a condition that the emergency access road be installed, complete and operational prior to application for certificate of occupancy for any unit in Phase 3. The applicant shall coordinate with Millis Police and Fire in reviewing the details for the gate, signage, and condition of the access road prior to allowing occupancy.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was unanimously voted to set the surety bond for Phase 3 - Regency at Glen Ellen, Millis, MA, to an amount of \$620,250.00, as recommended by BETA Engineering, Planning Board's consulting engineers.

ANTHOLOGY OF MILLIS – ASSISTED LIVING FACILITY
DOVER ROAD

Mr. Foley of Callahan Construction, representing the applicant, provided a status summary of the assisted living project. They are hoping to obtain their Certificate of Occupancy the first week of December. Mr. Foley stated that plantings are "on-site," but they will wait and plant in the spring. Ms. Recos of BETA summarized their site observation report, dated November 14, 2022. BETA also reviewed the interim as-built plan. She stated that stabilization of the site for winter needs to be done; more erosion controls must be in place. The testing data provided "looks good," she said.

Mr. Callahan requested conditional approval from the Board to allow the Building Inspector to issue an Occupancy Permit. He stated that they will have revised as-built plans by January and everything else (plantings, etc.) completed by June 2023.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to recommend approval of a temporary occupancy permit, by the Building Inspector, with the following conditions:

- the updated as-built for review by January 2023
- follow-up in the spring/summer to confirm plantings and site stabilization by June 2023

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- Implement interim erosion controls as necessary throughout the winter and spring until site is stabilized with landscaping. BETA to provide occasional inspections during this time depending on weather for maintenance of erosion and sediment controls.

OTHER BUSINESS:

871 MAIN STREET – DUNKIN DONUTS

TRAFFIC UPDATE

Mr. DaCosta, in an email dated November 10, 2022, updated the Board on the traffic management. He stated that it seems to be “going well.” He has engaged the services of Legacy Engineering to prepare the as-built plans and hopes to have them available at the December meeting.

ADVESA WELLNESS, INC. – REFUND OF CONSULTANT REVIEW FEES

1375 MAIN STREET

Advesa Wellness had filed for a Special Permit Application/Site Plan Approval for a proposed Marijuana Cultivation Facility. Due to zoning issues with the property, they withdrew their application and are requesting the remaining consultant review fees be returned.

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to refund the unused balance in the amount of \$1,218.34 from the Planning Board Consultant Review Fee revolving account for the above-mentioned application.

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to approve the regular session meeting minutes from October 11, 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 8:16 p.m.

Planning Board Meetings: December 13, 2002
 January 10, 2023

Respectfully submitted,

Camille Standley, Administrative Assistant