

**MILLIS PLANNING BOARD      December 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  
                              Alan Handel  
                              George Yered, Associate Member

Members Absent:     Bodha B. Raut Chhetry

Also present:         Scott Fuzy, 411 Union St.  
                              Daniel Merrikin, Legacy Engineering, 730 Main St.  
                              Robert Fox, 38 Benjamins Gate, Plymouth, MA  
                              Katie Adams, Crown Castle/DISH Wireless (by phone)

**SPECIAL PERMIT FOR SITE PLAN APPROVAL APPLICATION, PUBLIC HEARING, 1073 MAIN STREET, DISH WIRELESS**

The public hearing was opened at 7:33 p.m. with notice being read by Ms. Riley, Clerk.

Ms. Adams, representing the applicant, attended via telephone to present the application. The proposed collocation is at an existing wireless communication cell tower owned by Crown Castle, with DISH Wireless being the applicant leasing the space for their equipment. The proposed project includes installing three antenna and ancillary equipment along with an equipment cabinet which will be installed on an existing concrete pad, all within the existing fenced compound area. Existing equipment on the concrete pad will be abandoned and removed in order to install the new equipment cabinet on a raised platform anchored to the existing concrete pad.

Mr. Nichols summarized BETA's peer review letter, dated October 9, 2022. There was discussion regarding adequate screening to the cemetery which abuts the property. The Planning Board will require that DISH Wireless provide a buffer for screening of the equipment/cell tower from the cemetery in the form of a donation in the amount of \$2,500.00. The funds will be paid to the Planning Board and given to the Cemetery Committee for use for screening as they see fit.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted at 7:42 p.m. to close the public hearing. Deliberation and vote on the application will take place at the January 10, 2023 meeting.

**EMERSON PLACE DEFINITIVE SUBDIVISION**  
**INFORMAL DISCUSSION RE: MODEL HOME CONSTRUCTION**

Mr. Fox summarized the progress of the subdivision development. He stated that there were many delays cause by COVID, supply chain issues, etc. Mr. Fox said that he is hoping by February or March to be ready for a Tri-partite Agreement. Sewer and water is in, he said. He would like approval from the Board to construct a third model home that is different in style to

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the previous two that were approved. According to Mr. Fox, the Building Inspector “had no issues” with this request.

As conditioned in the previous two model homes, the covenant restricts issuance of a building permit until the roads are constructed. The model homes would not be for sale at this time. The provision that an Occupancy Permit cannot be issued for these model homes until the covenant is released will remain.

On a motion made by Mr. Nichols, seconded by Mr. Handel, it was unanimously voted to approve, with the conditions stated above, the construction of a third model home at the Emerson Place subdivision.

**UNFORESEEN:**  
**EMERSON PLACE DEFINITIVE SUBDIVISION**  
**RE-ENDORSING OF PLANS**

Mr. Merrikin stated that the subdivision plan for Emerson Place was modified in May of 2021 (a drainage easement was added). At that time, the Board re-endorsed a set of mylars. It was recently discovered that those updated mylars were not recorded. Due to the Registry of Deeds’ time limit for recording, they must be re-endorsed. The Board re-signed the mylars with an endorsement date of December 13, 2022.

**“WOODLANDS” OPEN SPACE SUBDIVISION SPECIAL PERMIT**  
**LAND OFF COTTAGE AVE. & MAIN STREET**  
**EXTENSION REQUEST**

(Note: Mr. Handel, as a direct abutter was recused from this discussion.)

Mr. Merrikin, representing the applicant, requested an extension of the above-mentioned Special Permit Approval Decision. According to Mr. Merrikin, due to the state of emergency tolling period due to COVID, the extended expiration date is December 29, 2022. Mr. Merrikin requested a two-year extension to December 29, 2024. According to Mr. Merrikin, there are issues in court being resolved.

There was discussion regarding expiration dates. Mr. Handel referred to Condition #3 of the Decision wherein it states that, “If the applicant, for good cause, needs to be granted an extension of up to one (1) year for completion of the project, such an extension will not be unreasonably withheld.”

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to extend the Special Permit decision for one year - up to and including December 29, 2023.

**OTHER BUSINESS:**  
**UPDATE ON 40A/3A ZONING/MULTI-FAMILY HOUSING**

Ms. Riley, a member of the MBTA 3A Advisory Committee, updated the Board on the latest discussions on the zoning initiative.

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**MINUTES**

On a motion made by Mr. Nichols, seconded by Mr. Guerrero, it was voted unanimously to approve the regular session meeting minutes from November 15, 2022, as written. (Note: Ms. Riley abstained.)

**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 8:21 p.m.

Planning Board Meetings:    January 10, 2023  
   February 7, 2023

*Respectfully submitted,*

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*Camille Standley, Administrative Assistant*