

**MILLIS PLANNING BOARD      January 10, 2023**  
**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  
                              Alan Handel  
                              George Yered, Associate Member  
                              Melissa Recos, PE, BETA Group

Members Absent:     Joshua Guerrero  
                              Bodha B. Raut Chhetry

Also present:         Wayne Foley, Callahan Construction, 125 Dover Rd.  
                              David Baker, 2 Holbrook Way  
                              Mark Goldberg, 1073 Main St.  
                              Daniel Merrikin, Legacy Engineering, 730 Main St.

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

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

Mr. Merrikin, representing the applicant, in an email dated January 5, 2023, requested a continuance, without discussion, to allow more time to address peer review comments.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted at 7:32 p.m. to continue the public hearing to Tuesday, February 7, 2023, 7:30 p.m.

**1073 MAIN STREET MARIJUANA CULTIVATION FACILITY  
617 THERAPEUTIC HEALTH CENTER, INC.**

**AS-BUILT ACCEPTANCE/SPECIAL PERMIT/SITE PLAN CLOSE-OUT DISCUSSION**

The applicant has requested approval of the as-built plans and close-out of the Special Permit for/with Site Plan Approval issued by the Planning Board in November 2019. Mr. Baker, representing the applicant, presented a spreadsheet addressing the comments provided by BETA in their Construction Observation Report, dated December 22, 2022. He also provided photos. As Mr. Baker explained, only Phase I has been built. Information requested has been provided, he said. Mr. Baker stated that the CCC does not issue the license until all local permits are issued. They will supply it upon receipt to the Planning Board. Also, a draft of the Charles River Pollution District Permit was provided. (Note: Charles River Pollution Control District Discharge Permit, dated 1/10/2023, received.)

Mr. Nichols stated that the Building Inspector is working on some issues with the applicant and therefore did not recommend that the Planning Board sign off on the project just yet. Mr. Baker stated that they are working with the Building Department and hope to have things resolved soon. Mr. Baker will be scheduled to attend the next meeting on February 7, 2023, to provide an update.

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**DUNKIN DONUTS – 871 MAIN STREET  
MODIFICATIONS AS-BUILT PLAN REVIEW**

Mr. Merrikin, representing the applicant, presented the as-built plans for the modification project. BETA reviewed the plans and had no concerns.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to approve the plan entitled, “871 Main Street AsBuilt Plan of Land in Millis, MA,” dated December 28, 2022, prepared by Legacy Engineering, 730 Main St., Suite 2C, Millis, MA 02054.

**“ACORN PLACE” SRCD  
DETENTION BASIN UPDATE**

Mr. Merrikin, representing the applicant, presented his letter/packet, dated January 3, 2023, regarding modifications to the stormwater basin designs at Acorn Place. BETA provided their peer review on the information submitted in a letter, dated January 10, 2023. Mr. Merrikin stated that they will continue to work with BETA on resolving the issue. He stated that he hopes to get the technical issues addressed with BETA and then go to the Board of Health for a modification. The Planning Board requested that this issue be resolved as soon as possible.

**ANTHOLOGY OF MILLIS - ASSISTED LIVING FACILITY - 125 DOVER ROAD  
AS-BUILT CLOSEOUT REQUEST/BOND**

Mr. Wayne Foley of Callahan Construction, representing the applicant, stated that a Temporary Certificate of Occupancy had been granted and they are now seeking final approval/sign-off from the Planning Board. In order to operate the kitchen in the facility, a final Certificate of Occupancy is required.

Ms. Recos summarized BETA’s Site Observation Report, dated January 4, 2023. Ms. Recos stated that BETA recommends a bond be put in place for some remaining items to be addressed in the spring.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to set the surety bond for landscaping and final as-built review for Anthology of Millis, MA, to an amount of \$114,180.00, as recommended by BETA Engineering, Planning Board’s consulting engineers. As discussed, the updated as-built will be submitted in the spring upon completion of landscaping items.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to accept a bond in the amount of \$114,180.00 from the Applicant/Callahan, Inc. and Western Security Company only with respect to certain work that remains to be completed as set forth on January 10, 2023, with said bond being sufficient to secure the work necessary for the applicant to obtain a certificate of occupancy for Anthology of Millis, 125 Dover Road, Assisted Living Facility, and, provided further that nothing herein may be considered to be an approval of other remaining work in the Project, which is not covered by said bond.

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**OTHER BUSINESS:**

**1073 MAIN STREET, DISH WIRELESS – ANTENNA COLLOCATION  
SPECIAL PERMIT FOR SITE PLAN APPROVAL APPLICATION  
DELIBERATION/VOTE**

The Board reviewed the application and plans.

On a motion made by Mr. Nichols and seconded by Ms. Riley, it was unanimously voted to grant to the applicant, AT&T/Crown Castle/DISH wireless, a Special Permit for Site Plan Approval, with special conditions, to install three additional antennae on the existing antenna array on an existing cell tower at 1073 Main Street, Millis MA. All proposed improvements will be within the existing fence compound. Additional Special Conditions include:

- This special permit application for site plan approval shall be renewed by the applicant within three years of the date of approval (January 10, 2026). A renewal Request for Special Permit-Personal Wireless Communications Facilities Application and appropriate filing/renewal fees must be submitted.
- The applicant shall provide a \$2,500 donation to the Town to be used for screening on the adjacent Town cemetery. Donation shall be provided by check, payable to the Town of Millis, to the Planning Board for the Cemetery Committee.

**FY2024 PLANNING BOARD BUDGET**

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the level-funded FY2024 Planning Board budget presented.

**MINUTES**

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from December 13, 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 8:18 p.m.

Planning Board Meetings:    February 7, 2023  
   March 7, 2023

*Respectfully submitted,*

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*Camille Standley, Administrative Assistant*