

The meeting was called to order at 7:33 p.m. by Mr. George Yered, Acting Chair.

Members present: George Yered, Acting Chair
Richard Nichols
Nicole Riley
Carlo Molinari

Members Absent: Robert Cantoreggi
James McKay

Also present: Scott Fuzy, 114 Union St.
Madeline Yusna
Rob Truax, GLM Engineering, Holliston
Alex Korda, TAT Architects
David R. McCarter
David Carter, Barberry Homes
Jim Williamson, Barberry Homes
Susan Steele, 4 Ironwood
Ellen Rosenfeld, 730 Main St.
Daniel Merrikin, Merrikin Engineering
Carol Coakley, 50 Bridge St.

**“DOVER ROAD RESIDENCES” – ASSISTED LIVING FACILITY
SPECIAL PERMIT/SITE PLAN APPROVAL DECISION
INFORMAL DISCUSSION - PROPOSED FIELD CHANGES**

Mr. Truax, on behalf of the applicant, presented proposed minor field changes to the site. He stated that the site had been cleared and they are “prepping for the building pad.” The building design is complete, he said, and there have been minor changes made which they consider “small field changes.”

The Board reviewed the email/letter, dated January 26, 2018, and revised plans presented (last revision date of January 18, 2018). The field changes requested were as follows:

- Addition of the location of the underground gas and electric utilities
- Addition of the two sewage holding tanks (one outside the kitchen and one outside the southwest corner of the building)
- Creation of two ambulance entrances rather than one
- Relocation of Drain Manhole #2 (DMH2) and Catch Basin #4 (CB4) a bit north to accommodate the second emergency entrance
- Reduction in the foot print of the main building creating more open space on the rear side of the building
- Elimination of 20 parking spaces on the rear side of the building to further increase the amount of contiguous open space to the rear side of the building

- Relocation of the greenhouse to the new greenspace area on the rear side of the building
- Slight relocation of the dumpster, greenhouse, generator, and maintenance buildings

Mr. Carter stated that 107 units were previously approved for the facility, however, since the minor changes were made, they “ended up with” 105 units. No changes have been made to the front of the site and there is no impact to abutters – “there is nothing closer to a lot line or house.” The outside design of the building shows the absence of the cupola, with a “Colonial look.” Mr. Carter stated that they hope to start building late spring and building “should take 16 months.”

Ms. Coakley asked for clarification regarding the donation towards the Dover Road pump station. Mr. Carter stated that during talks with the Selectmen during the Stormwater permit hearings, this was discussed. The holding tanks will be installed and there will be further discussion with the Selectmen regarding the pump station in the future. He said this does not change anything on the sewer line. Mr. Carter stated that there would be no odor or noise problems from the holding tanks. Mr. Carter also discussed fill on the site. He stated that they will be “bringing in structural fill.” According to Mr. Carter, “at the end,” they “may have to bring fill out,” but they do not know yet. He explained that they would need to get a permit to bring fill out and the Town’s engineers inspect any fill brought into the site.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the requested field changes as shown on the plan entitled, “Site Development Plan, ‘The Dover Road Residences’ Assisted Living Community, Millis, Massachusetts,” dated March 7, 2016, last revised January 18, 2018, (16 sheets) prepared by GLM Engineering Consultants, Inc.

OTHER BUSINESS:

DELIBERATION/VOTE:

SPECIAL PERMIT/SITE PLAN APPROVAL

1525 MAIN STREET – MAP 21 PARCELS 49 &52

COMMERCIAL BUILDING CONSTRUCTION-MEDICAL MARIJUANA DISPENSARY - ELLEN REALTY TRUST

The Board reviewed the application, plans, and draft decision. Hours of operation were discussed. The Board approved hours of operation from 8:00am to 10:00pm Monday through Saturday and 8:00am to 9:00 pm on Sundays. Standard and other conditions were discussed.

On a motion made by Ms. Riley and seconded by Mr. Nichols, with Mr. Yered, Ms. Riley, Mr. Nichols, and Mr. Molinari voting in the affirmative, it was unanimously voted to grant to the Applicant, the Ellen Realty Trust, a Special Permit for site plan approval and a Special Permit for a Medical Marijuana Treatment Center, for property located at 1525 Main Street. The site and the approved improvements are depicted on a seven-sheet

MILLIS PLANNING BOARD MINUTES

February 6, 2018

Room 229, Veterans Memorial Building, 900 Main St., Millis, MA

plan set entitled “1525 Main Street Site Plan of Land in Millis, MA,” dated May 10, 2017 with a final revision date of January 12, 2018, prepared by Merrikin Engineering, LLP.

FY19 PLANNING BOARD BUDGET

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve a level-funded FY19 Budget.

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from January 9, 2018, as written.

ADJOURN

There being no further discussion and on a motion made by Ms. Riley, seconded by Mr. Nichols and voted unanimously, the meeting was adjourned at 8:25 p.m.

Scheduled Planning Board Meetings: March 6, 2018
April 10, 2018

Respectfully submitted,

Camille Standley
Administrative Assistant