

MILLIS PLANNING BOARD MINUTES

July 9, 2019

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
George Yered, Acting Clerk
James McKay
Bodha B. Raut Chhetry
Joshua Guerrero, Associate Member

Members Absent: Nicole Riley

Also present: Scott Fuzy, 411 Union St.
Robert Fox, Plymouth, MA
Ralph Willmer, MAPC
Dan Merrikin, PE, Legacy Engineering
Kathleen & Rob Streck, 8 Rolling Meadow Dr.
Jonathan Barry, 6 Paddock Lane
Andy LeBlanc, 22 Winter St.
Bob Davis, 7 J William Heights
Al Kavanaugh, 10 J William Heights
Tim & Jennifer Farrar, 7 Rolling Meadow Dr.
Sharon Aigler, 3 Dale Ave.
Loring Barnes, 191 Curve St.
Judi Handel, 11 J William Heights
Alan Handel, 11 J William Heights
Leah Corcoran, 209 Curve St.
Mary Kazis, 14 Rolling Meadow Dr.
Jacqueline Lederer, 10 Paddock Lane
Mike Tieu, 62 Ridge St.
Tae Kim, 27 Cottage Ave.
Mitch Bobinski, 26 Cottage Ave.
Frank & Terry Rezzuti, 24 Buddy Kearney Lane
Skip Coppola, 14 Crestview Dr.
Ramcharan Khalsa, 10 Buddy Kearney Lane
Bud Shropshire, Buddy Kearney Lane
Jessica Monty, 9 J William Heights
Sean Doherty, 10 Cottage Ave.

HOUSING PRODUCTION PLAN (HPP)

FINAL DRAFT SUMMARY

RALPH WILLMER, MAPC

Mr. Ralph R. Willmer, FAICP, Technical Assistance Program (TAP) Manager and Principal Planner, Metropolitan Area Planning Council, provided a summary of the final draft of the Housing Production Plan for the Town of Millis. He stated that the plan, in part, provides demographic information, identification of appropriate housing sites, and recommendations. Once the plan gets approval from the Planning Board and Board of

Selectmen, it then gets approved by the State, Mr. Willmer said. The approved plan “is good for five years,” he stated.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to adopt the Millis Housing Production Plan, May 2019 Draft, prepared by Metropolitan Area Planning Council.

SPECIAL PERMIT MODIFICATION, PUBLIC HEARING, CONT.**1375 MAIN STREET – COLLT MANUFACTURING****PARKING LON CANOPY SOLAR PROJECT, ECOGY ENERGY**

The public hearing continuation was opened at 7:45 p.m. with notice being read by Mr. Yered, Acting Clerk.

The Board was in receipt of an email from Jacqueline Larson of Ecogy Energy, dated June 18, 2019, wherein it was requested that the hearing be continued, without discussion, to the August 6th meeting.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to continue the public hearing at 7:47 p.m. to Tuesday, August 6, 2019, 7:30 p.m.

REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL**1420/1420a MAIN STREET – SMALL ADDITION****1420 MAIN STREET REALTY TRUST**

The Planning Board met with Mr. Daniel Merrikin of Legacy Engineering, representing the applicant. The applicant seeks to install a small 604 square foot addition onto the existing building at 1420a Main Street. The addition will be used for office space for a landscape contractor/arborist business. This is a minor change which lies within an existing gravel area. There are more than enough parking spaces, he said. Mr. Merrikin stated that a small roof runoff infiltration system will be installed on the addition.

On a motion made by Mr. McKay, and seconded by Mr. Nichols, it was voted unanimously, pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review for 1420/1420a Main Street.

SPECIAL PERMIT/OPEN SPACE PRESERVATION SUBDIVISION, PUBLIC HEARING, CONT.**RIDGE STREET/ROLLING MEADOW DRIVE - TD DEVELOPMENT, LLC**

The public hearing continuation was opened at 8:00 p.m. with notice being read by Mr. Yered, Acting Clerk. Mr. Nichols stated that all letters/emails from abutters/residents are being read by the Board members and are part of the public record for the project. The letters/emails are also being forwarded to the applicant.

Mr. Merrikin of Legacy Engineering, representing the applicant, provided an update on the status of the project. He said that they are in the process of revising the Open Space Preservation subdivision plans. Mr. Merrikin requested a continuance to work on revising the plan and hopes to have it ready for submittal within the next week. He said

that there are a variety of Town Boards reviewing the project for permitting. Mr. Merrikin reiterated that this is the first step in the process. The plans being presented are preliminary in nature. He said that before filing Definitive Subdivision Plans, they may submit a Preliminary Subdivision Plan filing within the next month to “weed out details.” After that, the Definitive Subdivision Plans, which are about two months away, would be filed. This filing will require a new public hearing with separate notice, hearing, etc. The Definitive design, he said, provides more detail such as traffic reports, stormwater reports, etc.

Mr. Merrikin stated that after discussion with Nover-Armstrong, BETA’s wetland consultants, he is re-working the open space calculations. Mr. Nichols summarized the differences between the Open Space versus the Conventional subdivision design. Mr. McKay stated that there is much more roadway and infrastructure that the Town will be responsible for with the Conventional design. Ms. Barnes re-iterated her request that the Board give real consideration to the conventional subdivision layout.

Mr. Chhetry stated his view that the developer talk to the abutters. Mr. Nichols stated that is entirely up to the developer/applicant to consider.

On a motion made by Mr. McKay, seconded by Mr. Nichols, it was voted unanimously to continue the public hearing at 8:27 p.m. to Tuesday, August 6, 2019, 7:45 p.m.

SPECIAL PERMIT/OPEN SPACE PRESERVATION SUBDIVISION, PUBLIC HEARING, CONT.

MAIN STREET/COTTAGE AVE. – WOODLAND, LLC (TRESKA)

(Note: Mr. Nichols recused himself from this public hearing.)

The public hearing continuation was opened at 8:29 p.m. with notice being read by Mr. Yered, Acting Clerk.

Mr. Merrikin of Legacy Engineering, representing the applicant, presented the revised “Woodlands Preliminary Subdivision Plans.” He stated there is a slight reconfiguration of Lot 11 on the Conventional plan. The Conventional Subdivision plan now shows 44 lots with no change on the Open Space plan. Mr. Merrikin referred to his letter dated June 12, 2019, wherein he responded to the comments raised by BETA Group.

Mr. Merrikin discussed a possible change to the second access road to the site, stating that although the plans depict a connection to Buddy Kearney Lane/Dale Avenue, the applicant is willing to investigate whether a connection to North Street/Cottage Avenue may be better. He said that this is an option they are leaving open and can address either in the Preliminary Plan stage, or Definitive Plan stage. A traffic study will be done over the next couple of months and presented during the Preliminary or Definitive Plan approval phase, Mr. Merrikin stated.

Mr. McKay reiterated to those in attendance that, for this application, the Planning Board will be voting on whether the Open Space Preservation design can go forward. At this time, the Board is not approving the roadways, etc. The detailed plans will be provided

during the Definitive plan application stage. Mr. Guerrero referenced the “Development Standards” which must be met by the applicant as part of the Open Space Preservation bylaw.

Mr. Handel, an abutter to the project, suggested options for moving the development back towards Island Road and discussed his version of the development design. He questioned whether or not the design presented by the applicant meets the “specs for the Open Space Bylaw.” Among other concerns, questions were raised as to why the development proposes connecting to Main Street, Rte. 109, due to traffic and safety issues. Abutters also requested that a buffer zone (trees, etc.) be maintained to protect and cause less disruption to the existing neighborhoods.

On a motion made by Mr. McKay, seconded by Mr. Yered, it was voted unanimously to continue the public hearing at 9:11 p.m. to Tuesday, August 6, 2019, 8:00 p.m.

SPECIAL PERMIT/SITE PLAN APPROVAL, PUBLIC HEARING, CONT.
1475, 1485 & 1512 MAIN STREET – MERIT HILL CAPITAL

The public hearing continuation was opened at 9:18 p.m. with notice being read by Mr. Yered, Acting Clerk.

Mr. Merrikin, representing the applicant, presented the revised plans. The proposed project is for demolition of all existing buildings and paved areas at 1475/1485 Main Street to construct a new three-story self-storage building and a single-story self-storage building at 1512 Main Street. Both sites also propose associated driveways, parking areas, stormwater management system, utility connections, and landscaping.

Mr. Merrikin stated that since the revised plans were recently completed, BETA Group is in the process of responding to the revisions. The substantive changes to the plans related to drainage, he said. The applicant has received approval from the Zoning Board of Appeals, Mr. Merrikin stated.

On a motion made by Mr. Nichols, seconded by Mr. McKay, it was voted unanimously to continue the public hearing at 9:21 p.m. to Tuesday, August 6, 2019, 8:15 p.m.

OTHER BUSINESS:

GLEN ELLEN SRCD – TOLL BROTHERS; “REGENCY AT GLEN ELLEN”
ADMINISTRATIVE MODIFICATION TO DECISION RE: AGE
QUALIFICATIONS

This amendment was initiated at the request of the Planning Board to address certain administrative matters.

On a motion made by Mr. Nichols, seconded by Mr. McKay, by a unanimous (5 to 0) vote, the Board grants the Administrative Amendment/Modification of the Original Special Permit, by striking “18” and replacing it with “22” under **Item #16 Section D – Conditions of Approval – General**, to read as follows:

“16. The master deed to be submitted by the applicant shall provide that all dwelling units shall be subject to an age restriction limiting dwelling units to occupancy by seniors, age fifty-five (55) or older, or their spouses of any age. Time-limited guest visitation rights in the range of three months per year can be allowed in said restrictions. In addition to these other provisions, a special exception is granted to allow persons at least **22** years of age to live in a dwelling unit together with a senior resident for purposes such as care of that senior or enabling that senior to fulfill legal responsibilities of guardianship or custody. In the event of the death of the qualifying owner/occupant(s) of a dwelling unit, or foreclosure or other involuntary transfer of a unit, a two-year exemption to the restriction is allowed for the transfer of the unit to another eligible occupant. Prior to the issuance of any occupancy permits, the applicant shall submit proof of recording of the master deed and condominium documents containing these restrictions in a form acceptable to Town Counsel. Nothing within this condition shall be deemed to conflict with the provisions of state and/or federal law provisions with respect to senior housing.”

PRESENTATION GUIDELINES – DISCUSSION

Mr. Nichols stated that the Board is working on “presentation guidelines” for future meetings. He stated that more information would be provided to the Board and discussed at the August 6th meeting.

1105-1115 MAIN STREET – 1105-1115 MAIN STREET, LLC**GAS STATION; DRIVE-THRU****ENDORSEMENT OF APPROVED SITE PLANS**

The Board was in receipt of the approved site plans for 1105-1115 Main Street (gasoline station and drive-thru) for endorsement. The Special Permit for/with Site Plan was approved on June 4, 2019 and filed with the Town Clerk on June 12, 2019.

The plans entitled, “Proposed Gasoline Filling Station with C-Store & Coffee Shop at 1105-1115 Main Street (Rte. 109), Millis MA 02054,” dated January 14, 2019 and revised April 22, 2019, (14 sheets), prepared by Choubah Engineering Group, P.C., N. Dartmouth, MA, were endorsed accordingly.

Mr. Choubah will provide copies of the endorsed plan sets to the Board.

“DOVER ROAD RESIDENCES” – ASSISTED LIVING FACILITY**BARBERRY HOMES – UPDATE**

Mr. McKay provided an update on the approved assisted living facility. He stated that he had spoken with representatives from Barberry Homes and their financial backer passed away and they will most likely be selling the development. They will attend a future meeting to provide more information.

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. McKay, it was voted unanimously to approve the regular session meeting minutes from June 11, 2019, as written.

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ADJOURN

There being no further discussion and on a motion made by Mr. McKay, seconded by Mr. Guerrero and voted unanimously, the meeting was adjourned at 9:33 p.m.

Scheduled Planning Board Meetings: August 6, 2019
September 10, 2019

Respectfully submitted,

Camille Standley
Administrative Assistant