

MILLIS PLANNING BOARD September 12, 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
 James McKay

Members Absent: Bodha B. Raut Chhetry
 George Yered, Associate Member

Also present: Norm Kotoch, 7607 Ellington Place, Mentor, OH 44060
 James S. Pitt, 165 Franklin St., Wrentham, MA 02093
 Ryan Manning, 107 Forest Grove Ave., Wrentham, MA 02093

SPECIAL PERMIT FOR SITE PLAN APPROVAL, PUBLIC HEARING
1375 MAIN STREET - 1375 MAIN STREET MILLIS JOINT VENTURE, LLC

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

The applicant, via email dated September 6, 2023, from Atty. Edward Cannon, requested a continuance to the October 10, 2023, meeting. This will allow time for the Board's peer reviewer to review and respond to items submitted.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously at 7:33 p.m. to continue the public hearing, without discussion, to Tuesday, October 10, 2023, 7:30p.m.

REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL
1363 MAIN STREET – THE DOG BARN
RPM FIREARMS

Mr. Ryan Manning, owner of RPM Firearms, presented the request for waiver of site plan review and approval letter, dated August 15, 2023. Mr. James Pitt, owner of The Dog Barn was also in attendance.

As stated in the letter, RPM Firearms will be operating out of the same address as The Dog Barn, but only as an office space. Mr. Manning stated that there will be no displays or storage of firearms on the premises. RPM Firearms will “drop ship” direct from wholesalers to customers and will not be open to the public. There will be no construction or changes to the premises.

A motion was made by Mr. Richard Nichols, seconded by Ms. Nicole Riley, 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 1363 Main Street, The Dog Barn and RPM Firearms, to operate out of the same location. The motion passed unanimously.

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REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL
1475/1485 MAIN STREET – CUBE SMART SELF-STORAGE

Mr. Kotoch of NAK Management and Consulting LLC, presented the request for waiver of site plan review and approval letter, dated August 16, 2023. He stated there was some unpermitted “build-out” work done at the Cube Smart Self-Storage facility by a former employee. Mr. Kotoch stated that they self-reported the issue and will be working with the Building Commissioner to rectify it. There were no changes made to the footprint of the building or the site.

A motion was made by Mr. Nichols, seconded by Ms. Riley, 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 1475/1485 Main Street, Cube Smart. The motion passed unanimously.

OTHER BUSINESS:

1375 MAIN STREET - ECOGY SOLAR PARKING LOT SOLAR CLOSE-OUT

Atty. Edward Cannon, via letter dated July 19, 2023, requested a close-out for the parking lot solar array project at 1375 Main Street by Ecogy Solar. Mr. Nichols provided background on the project. There had been zoning violations by the property owner and close-out of the project could not be done until the issues were resolved. The solar project has been completed and zoning issued remedied.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to close-out the Ecogy parking lot solar project at 1375 Main Street.

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from August 8, 2023, 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 7:55 p.m.

Planning Board Meetings: October 10, 2023
 November 14,

Respectfully submitted,

Camille Standley, Administrative Assistant