

MILLIS PLANNING BOARD **October 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
James McKay
George Yered, Associate Member

Michael Carter, P.E., GCG Associates

Members Absent: Bodha B. Raut Chhetry

Also present: Shane Oates, Independence Engineering, 33 Commercial Sr., Raynham
Chad Beauregard, 24 Puddingstone Lane, Medway
Jim DiGiorno, 109 Underwood St., Holliston
Michael Janjigian, 3 Payson Rd., Belmont
Armand P. P. Janjigian, 3 Allen Lane, Medfield
Atty. Ted Cannon, Doherty, Dugan, Cannon, Raymond & Weil, P.C.

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

The public hearing continuation was opened at 7:32 p.m. with notice being read by Ms. Riley, Clerk.

Atty. Cannon, representing the applicant, stated that the proposed project is for the running of a lumber mill at the former Collt Manufacturing property. Atty. Cannon provided a history of the property and stated that the applicant had received a determination from the Conservation Commission that a filing was not necessary for the proposed business. The project consists of the re-purposing of the existing 46,648 square foot facility for the processing and treating of raw materials for a lumber milling operation.

Mr. Oates, the applicant's engineer, presented the site plan. He stated that the only addition to the site was a dust collection system which will be installed on top of concrete footings at the north side of the existing building. Mr. Oates stated that this system would not affect emergency vehicle access, and there are no changes proposed to the outside of the building, parking areas, or driveway. The existing stormwater management system will be maintained. The applicant anticipates less than ten parking spaces will be used each day for employees. There will be no "walk-in" business.

Mr. DiGiorno stated that he and Mr. Janjigian will "make the building look nice" by taking care of landscaping and painting, etc. According to Mr. DiGiorno, parking is not an issue as this is not a "heavy manpower operation." He stated that the dust collector is quiet and used in many urban areas. He will provide the decibel data for the building permit process, but it is not an issue, he said. Mr. DiGiorno stated that they will work with the Fire Chief on his comments during the building permitting process.

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Mr. Carter, P.E., of GCG Associates, the Board's consulting engineer, summarized his review letter, dated September 29, 2023. There were no further questions or comments.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously at 7:44 p.m. to close the public hearing.

On a motion made by Mr. Nichols and seconded by Ms. Riley, with Ms. Riley, Mr. Handel, Mr. McKay, and Mr. Yered voting in the affirmative, it was unanimously voted to grant to the Applicant, 1375 Main Street Millis Joint Ventures, LLC, **Site Plan Approval, with Conditions**, for the property located at 1375 Main Street, said location as described herein and on the plans. The approved improvements are depicted on a single-sheet site plan set entitled *Site Plan, 1375 Main Street, Town of Millis, Norfolk County, Massachusetts*, prepared by Independence Engineering LLC dated September 15, 2023.

REQUEST FOR WAIVER OF SITE PLAN REVIEW/APPROVAL
1480-1486 MAIN STREET – ARBORWAY TREE CARE, INC.
CHAD BEAUREGARD

Atty. Cannon, representing the applicant, presented the waiver request. As stated in his letter, dated September 21, 2023, Mr. Beauregard would like to utilize the property for his tree care business. According to Atty. Cannon, the property fell into disrepair and Mr. Beauregard proposes some site improvements to run his business there. The Building Inspector recommended a waiver request as Mr. Beauregard will need a Special Permit for the use from the Select Board.

Mr. Beauregard stated that he plans to use only the front of the property. Atty. Cannon said that they will be well away of any Conservation Commission issues.

Mr. Nichols stated that the main concern would be materials from the business running off-site and tracked onto Main Street or runoff into any wetlands. The Board would like to see some specifics regarding containment of the materials on-site on a sketch or plan. The location of any signage proposed should be shown as well.

Mr. Beauregard will work on providing a plan/sketch for the Board to review prior to voting on the request. Discussion will be continued to the Tuesday, November 14, 2023, Planning Board meeting.

SPECIAL PERMIT/SITE PLAN APPROVAL DECISION
1480-1486 MAIN STREET - EXTENSION REQUEST
MARIJUANA CULTIVATION FACILITY

The Board reviewed the letter from Eric Dias, P.E., of Strongpoint Engineering, dated September 25, 2023. On behalf of the applicant, GTE Millis, LLC, an extension of the Special Permit for/with Site Plan Approval for the marijuana cultivation facility, filed with the Town Clerk on October 18, 2021, is being requested. According to Mr. Dias' letter, "the project has not

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commenced construction to date due to work force and supply chain shortages and market conditions.” They are requesting an extension of at least one year.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to extend the Special Permit for/with Site Plan Approval for the marijuana cultivation facility at 1480 & 1486 Main Street for one year - up to and including November 8, 2024.

OTHER BUSINESS:

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from September 12, 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 8:06 p.m.

Planning Board Meetings: December 5, 2023

Respectfully submitted,

Camille Standley, Administrative Assistant