

MILLIS PLANNING BOARD **November 14, 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

Members Absent: Bodha B. Raut Chhetry

Also present: Chad Beauregard, 24 Puddingstone Lane, Medway
 Jim DiGiorno, 109 Underwood St., Holliston
 Dan Allen, Bohler Engineering, 352 Turnpike Rd., Southboro
 Cory Pace, 8 Lake St., Spencer
 Atty. Ted Cannon, Doherty, Dugan, Cannon, Raymond & Weil, P.C.
 Michael Pealer, 7 Heritage Path

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

Atty. Cannon, representing the applicant, presented the more detailed plan requested by the Board, along with supplemental information.

The applicant seeks to run his Arborway Tree Care business at 1480-1486 Main Street, which consists of the wholesale of wood chips and firewood. No composting nor retail sales shall take place. As discussed, the materials shall be kept in concrete storage bins as described in Atty. Cannon's letter, dated November 9, 2023. The applicant purchased a street sweeper to maintain the site and keep the entrance clear. There will also be some clearing of underbrush and five trees in the easterly area of the site that has not been maintained. Mr. Beauregard will also comply with the state requirements as discussed in Fire Chief Barrett's letter, received by the Board on November 13, 2023. The Board reviewed the plan entitled, "Arborway Tree Care, Proposed site Improvements for 1480 Main Street, Mills, MA," prepared by Strongpoint Engineering Solutions, Inc., dated November 1, 2023. The Board found that what Mr. Beauregard proposes will enhance and improve the existing site conditions.

Mr. Nichols discussed the letter from Matthew S. Porter, Esq., dated November 3, 2023, wherein it is stated that GTE Millis Realty LLC, the owner of the property, is under agreement to sell the property to Mr. Beauregard. Upon completion of the sale of the property, the existing Special Permit for the marijuana cultivation facility will be null and void, the letter stated.

On a motion made by Mr. Nichols, and seconded by Ms. Riley, 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 1480-1486 Main Street for Chad Beauregard, Arborway Tree Care, Inc., and conditions as stated in the letters and plans submitted shall be satisfied by the applicant.

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1375 MAIN STREET - 1375 MAIN STREET MILLIS JOINT VENTURE, LLC
APPROVAL OF ENDORSED SITE PLAN

Atty. Cannon, representing the applicant, stated that the Operation and Maintenance Plan as required in the Decision approved October 10, 2023, has been submitted. The Select Board also approved the Special Permit for the lumber mill operations, Atty. Cannon said.

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 endorse the plan entitled, "Site Plan for 1375 Main Street, Town of Millis, Norfolk County, Massachusetts," (1 sheet), stamped by Neil E. Sander, PE, prepared by Independence Engineering LLC, dated September 15, 2023.

808 MAIN STREET, MCDONALDS RESTAURANT
LANDSCAPE FIELD CHANGE REQUEST/PROJECT CLOSE-OUT

Mr. Allen, representing the applicant, presented the McDonald's USA, LLC, field change request for landscaping modification. The Board reviewed the information submitted in the letter, dated November 3, 2023, and plan entitled, "Landscape Plan Field Change Exhibit," dated 11/3/2023, by Bohler Engineering. The Board also reviewed BETA's "Landscape As-built and Field Change Request" letter, dated November 10, 2023. The cost estimate for the purchasing of the twenty-four (24) missing shrubs was \$1,705.50. The applicant was agreeable to donating that amount to the Town of Millis Tree Fund.

On a motion made by Mr. Richard Nichols, seconded by Ms. Nicole Riley, it was voted unanimously to approve the planting/landscaping field change request on the condition that the applicant donate \$1,705.50 to the Millis Tree Fund through the Planning Board.
(Note: the donation in the amount of \$1,705.50 for the Tree Fund was received November 22, 2023. The project is closed/completed.)

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 October 10, 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 7:52 p.m.

Planning Board Meetings: December 5, 2023
 January 9, 2024

Respectfully submitted,

Camille Standley, Administrative Assistant