

MILLIS PLANNING BOARD March 12, 2024
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: Scott Fuzy, 411 Union St.
 Ron Qualia, 39 Acorn Place
 Rob McCracken, 32 Acorn Place
 Tom Williams, 45 Acorn Place
 Kate & Dick Tufts, 38 Acorn Place
 Steve Kardon, 33 Acorn Place
 Lara Kuhn, 47 Acorn Place
 Richard & Barbara Campbell, 11 Acorn Place
 Atty. Edward Cannon, Franklin, re: Acorn Place
 Fred Dalrymple, 17 Acorn Place
 Sandra Lally, 28 Acorn Place
 Steve Johnson, 3 Acorn Place
 Sally Koss, 120 Dover Rd.
 Stephen Koss, 120 Dover Rd.
 Michael Giampietro, 121 Orchard St.
 Dominic Scannell, 25 Pollard Dr.
 Daniel Scannell, 25 Pollard Dr.
 Jennifer Scannell, 25 Pollard Dr.
 Michael Rand, 23 Pollard Dr.
 Charles Doyle, 11 Hilltop Dr.
 Tyler Bernier, Kleinfelder
 Jodie Garzon, MBTA 3A Advisory Committee Chair
 Robert Weiss, Planning Director

SPECIAL PERMIT/SITE PLAN APPROVAL APPLICATION, PUBLIC HEAR., CONT.,
WIRELESS EDGE CELL TOWER, 121 NORFOLK RD.

The public hearing continuation was opened at 7:30 p.m. with notice being read by Ms. Riley, Clerk.

Via email dated March 8, 2024, from Atty. Michael Dolan, the applicant requested a continuance, without discussion, to the April 9, 2024, meeting. Revised plans are still being worked on.

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On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted at 7:31 p.m. to continue the public hearing, without discussion, to Tuesday, April 9, 2024, 7:40 p.m.

**ACORN PLACE SENIOR RESIDENTIAL COMMUNITY DEVELOPMENT
SPECIAL PERMIT EXTENSION REQUEST & SPECIAL PERMIT MODIFICATION
REQUEST - ROBERT FOX**

Atty. Cannon, representing the applicant, presented the “estimated completion dates” list provided. The items on the list are in reference to BETA’s Punch List, dated February 22, 2024. According to Atty. Cannon, the work will be completed “by end of spring – early summer.”

Mr. McKay asked how the irrigation system is fed as the water must be metered. Atty. Cannon will check with the applicant. Mr. Giampietro asked that the applicant be sure that the Fire Chief has a key to the emergency access road. Mr. Kardon, President of the Acorn Place Board of Trustees, stated that the Board has a punch list of items as well that were submitted to the applicant.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted to extend the Special Permit decision for twenty-nine (29) days to the next Planning Board meeting date of April 9, 2024.

Atty. Cannon, on behalf of the applicant, presented a request for a “Special Permit Minor Modification” for elimination of the club house structure. The request was forwarded to Town Counsel who opined that where this seems like a substantial amendment, full notice to the affected property owners should be allowed. The Planning Board is of the opinion that a formal application, such as a “Modification/Amendment to Special Permit” be filed so proper notice is provided and a public hearing scheduled. Mr. McKay stated that he has “a large problem with this” request as they are “eliminating a major structure.” “It is not proper for the developer to do,” he said. Atty. Cannon will consult with Mr. Fox.

SPECIAL PERMIT FOR SITE PLAN APPROVAL, PUBLIC HEARING
DPW PFAS WATER TREATMENT PLANT - VILLAGE ST./BEHIND 27 BIRCH ST.

The public hearing was opened at 8:00 p.m. with notice being read by Ms. Riley, Clerk. (Note: Mr. McKay was recused from this public hearing.)

Mr. McKay introduced Mr. Tyler Bernier of Kleinfelder who presented the application. Kleinfelder also designed the other PFAS Treatment Plant on Water Street that is now complete. The project involves the construction of a new building to accommodate the proposed PFAS treatment system which includes four 10,000-pound GAC filters for the well. Site improvements for the new building include paving, regrading, demolition of existing building, stormwater improvements, sewage tite tank and water treatment improvements.

Mr. Carter, P.E., of GCG Associates, the Board’s peer reviewer, provided four comments and found no issues with the project as proposed. There were no further questions or discussion.

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On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted at 8:06 p.m. to close the public hearing.

On a motion made by Mr. Nichols and seconded by Ms. Riley, with Mr. Handel, Mr. Yered voting in the affirmative, it was unanimously voted to grant to the Applicant, Town of Millis DPW., **Special Permit for/with Site Plan Approval** for the property located at Village Street/ Behind 27 Birch Street, for construction of a PFAS Water Treatment Plant.

MBTA COMMUNITIES PROPOSED BYLAW, PUBLIC HEARING

The public hearing was opened at 8:20 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Nichols provided a background and summary of the MBTA Communities state mandate.

Ms. Garzon, MBTA 3A Advisory Committee Chair, provided an update of the status of the draft MBTA Communities Multi-family Overlay District (MCMOD) Bylaw. Millis is considered an “MBTA adjacent” community. She stated that the Committee has been working with MAPC on a draft bylaw and the intent was to have it ready for May Town Meeting. As they are trying to accomplish the best bylaw they can where this is a State mandate, they have decided to wait until the fall Town Meeting instead. The State’s deadline to have the zoning in place is December 31, 2024.

The purpose of the MCMOD is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. To provide additional housing options for the Town of Millis.
2. To allow property owners greater flexibility in creating mixed-use development.
3. To create a more robust town-center with strong commercial and residential components.

Mr. Weiss provided an overview of the MCMOD district parcels. There are two “subdistricts” – Subdistrict A and Subdistrict B. Subdistrict B is “Mixed Use” and that underlying zoning remains in place. Property owners will have more flexibility. Mr. Weiss stated that 10-15% of the units would be affordable. Site plan review and approval would still apply. The goal is to be close to 750 units (15-16 units per acre) and they are trying to keep stories to 3-story buildings. He stated that it is unclear what the penalties might be for not passing the bylaw, but there would be the likelihood of losing grant money.

Ms. Scannell spoke in opposition to the proposed bylaw and stated that “this will not keep Millis looking like Millis.” She questioned why Stonybrook was not included in the MCMOD District. Ms. Garzon stated that they are still working on the districts and what is being discussed is not final. Ms. Scannell and Mr. Rand both expressed concern over the potential change in the fabric of the community. They asked if the impact on infrastructure, services, schools, etc. would be

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negatively affected by this bylaw, and specifically what types of grants would be forfeited. It was questioned if the Town could “push back” on this at all. Ms. Garzon stated that ultimately it is up to Millis residents at the fall Town Meeting “to vote it up or down.”

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was unanimously voted at 9:47 p.m. to close the public hearing. (Note: another public hearing will be held prior to the November Town Meeting once the MCMOD Bylaw draft is finalized.)

OTHER BUSINESS:

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. McKay, it was voted unanimously to approve the regular session meeting minutes from February 6, 2024, 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 9:47 p.m.

Planning Board Meetings: April 9, 2024
 May 14, 2024

Respectfully submitted,

Camille Standley, Administrative Assistant