

<https://us02web.zoom.us/j/7424304499?pwd=RU1yMlQwSUkyRVVoNGNIekJkY1ZKdz09>

**PLANNING BOARD**  
**Tuesday, June 8, 2021 - Veteran's Memorial Building, 7:30 P.M.**  
**VIRTUAL ZOOM AGENDA**

\*7:35 p.m.      **Modification To Special Permit For Site Plan approval, Public Hearing**  
Halim Choubah, Choubah Eng.; - 1105-1115 Main Street Gasoline Station; proposed  
1105-1115 Main Street, LLC                      installation of 1,000 gallon propane tank  
**\*TO BE CONTINUED, W/O DISC., TO 7/13 PER APPLICANT'S REQUEST\***  
(Members: 6/8:

8:00 p.m. Informal Discussion – 808 Main St. McDonald's  
Eric Dubrule, Bohler Eng.; - revised architectural scheme  
Eric Wagner, McDonald's Area Construction Manager

8:30 p.m. Dover Road Residences Assisted Living Facility – Informal Discussion  
Mellissa Cabeceiras, Callahan Construction; - Exceptions/notations as to what was  
previously approved compared to Permit Plan Set entitled  
“Anthology of Millis”

**Scheduled Meeting(s):** July 13, 2021  
August

**Pending:** MCEOD Discrepancy – Zoning Map (committee to be formed)  
Correspondence/Bills

*The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Public Hearings cannot commence **before** the specified time. The Board may address and consider other matters not specified to the extent permitted by law.*

Camille Standley is inviting you to a scheduled Zoom meeting.

Topic: Camille Standley's Zoom PB Meeting  
Time: Jun 8, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/7424304499?pwd=RU1yMlQwSUkyRVVoNGNIekJkY1ZKdz09>

Meeting ID: 742 430 4499

Passcode: MillisPB

One tap mobile

+19292056099,,7424304499#,,,,\*989252# US (New York)  
+13017158592,,7424304499#,,,,\*989252# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)

Meeting ID: 742 430 4499

Passcode: 989252

Find your local number: <https://us02web.zoom.us/j/7424304499>



May 15, 2021

**RE: Woodside Montessori Accessory Structure**

**Mssr. Richard Nichols, Chair**

Town of Millis, Planning Board  
900 Main Street  
Millis, MA 02054

Dear Mssr. Nichols and Members of the Planning Board,

I am writing on behalf of Woodside Montessori Academy, located at 350 Village Street, to request a waiver of a Site Plan Review pursuant with Section XIII, C. 3.

On August 10<sup>th</sup>, 2020 an original waiver of Site Plan Review was presented and granted per the attached letter. In an effort to accelerate the process due to COVID it was agreed that this would be a temporary structure. As mentioned during the meeting, the intent was to have it become a permanent accessory structure.

Subsequent to the waiver request being granted, the proposed detached 490 square foot accessory structure was constructed on its current property. The location of the structure was revised from the originally proposed location to provide an accessible route with the current grading. The structure was permitted and constructed as a permanent structure and received a certificate of occupancy. Attached to this letter are original the drawings for the structure and a certified plot plan indicating that the placement and size of the structure is within the requirements of the Town of Millis Zoning By-laws (amended Nov. 5, 2018).

In an effort to ease your review of this request for waiver we have highlighted items that we believe are applicable. The term building and structure have been used interchangeably to align with language of the by-laws and building code. If additional information is required, we are happy to provide as needed.

- The structure is less than the 750 square foot requirement allowing for the request to issue a waiver of complete requirements.
- The structure is intended as an accessory to the principal building located on the same property.
- It does not occupy more than 25 percent of the rear yard.

- It is not located within the front yard area, nor less the 10 feet from any other lot line or from the principal building (located 30 feet from principal building).
- The height of the building is approximate 16 feet.
- The structure only requires power. It does not require additional utilities as the building code does not require a toilet room.
- There will be no added traffic or population to site as this is a means to provide additional square footage during these unprecedented times.
- Existing plantings on the site will remain unchanged.
- This type of structure has been selected as it is visually complimentary to the natural environment and biophilic learning environments relevant to the Montessori method of education.
- The structure will be completely handicap accessible.

We hope that this letter and supporting materials provides the Board with the sufficient information to grant a waiver from site plan review. We look forward to working with you.

If you have any questions or require additional information, please contact me at 508-954-6337.

Warm regards,



**Craig Olsen, AIA, ALEP, LEED AP, MCPPO, CPTED**  
ARCHITECT

Enclosures (2)

Cc: Kathleen Gasbarro, Woodside Montessori Academy  
Camille Standley, Administrative Assistant - Millis Planning Board





# TOWN OF MILLIS

Richard Nichols, *Chair*  
Nicole Riley, *Clerk*  
George Yered  
Bodha B. Raut Chhetry  
Alan Handel  
Joshua Guerrero, *Associate*

## OFFICE OF THE PLANNING BOARD


900 Main Street • Millis, MA 02054

Phone: 508-376-7045

Fax: 508-376-7053

Camille Standley  
Administrative Assistant  
[cstandley@millisma.gov](mailto:cstandley@millisma.gov)

**TO:** Michael Giampietro, Building Inspector

**FROM:** Richard Nichols, Chair   
Planning Board

**DATE:** August 12, 2020

**RE:** Waiver of Site Plan Review for:  
350 Village Street – Woodside Montessori Academy  
Accessory Structure - Craig Olsen, Architect

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At a ZOOM meeting of the Planning Board held on Tuesday, August 10, 2020, Mr. Craig Olsen, representing the applicant, Ms. Kathleen Gasbarro, presented the waiver of site plan approval request (see attached). The applicant proposes construction of a 490 square foot detached accessory structure (yurt) on its current property. Mr. Olsen stated that as a result of the current pandemic, the school needs additional space to comply to the best of its ability with the Centers for Disease Control and Massachusetts Department of Elementary and Secondary Education recommendations/guidelines.

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 Woodside Montessori Academy, 350 Village Street, for construction of the accessory structure. The structure will remain in use and on site as a temporary solution during the time the Millis Public School District is working under COVID restrictions. Any deviations from this, the petitioner agrees to submit to the Town of Millis as a new permit. By Roll Call Vote: Nichols – aye; Riley – aye; Yered – aye; Raut Chhetry – aye; Handel – aye. The motion passed unanimously.

Thank you.

Richard Nichols, Chair

cc: Craig Olson (via email)  
file



August 10, 2020

RE: Woodside Montessori Accessory Structure

**Mssr. Richard Nichols, Chair**

Town of Millis, Planning Board  
900 Main Street  
Millis, MA 02054

Dear Mssr. Nichols and Members of the Planning Board,

I am writing on behalf of Woodside Montessori Academy, located at 350 Village Street, to request a waiver of a Site Plan Review pursuant with Section XIII, C. 3.

As a result of the recent pandemic, the school is looking for additional space as a means to comply to the best of it's ability with the recommendations/guidelines of the Centers for Disease Control (CDC) and the Massachusetts Department of Elementary and Secondary Education (DESE). Woodside has and continues to put the student's health and safety as a priority.

To address this, the school is proposing to place a detached 490 square foot accessory structure on its current property. Attached to this letter is the drawings for the accessory structure and a site plan indicating that the placement and size of the structure is within the requirements of the Town of Millis Zoning By-laws (amended Nov. 5, 2018).

In an effort to ease your review of this request for waiver we have highlighted items that we believe are applicable. The term building and structure have been used interchangeably to align with language of the by-laws and building code. If additional information is required, we are happy to provide as needed.

- The structure is less than the 750 square foot requirement permitting a waiver request
- The structure is intended as an accessory to the principal building located on the same property.
- It does not occupy more than 25 percent of the rear yard.
- It is not located within the front yard area, nor less the 10 feet from any other lot line or from the principal building (located 30 feet from principal building).
- The height of the building is approximate 16 feet.
- The structure only requires power. It does not require additional utilities as the building code does not require a toilet room.



- There will be no added traffic or population to site as this is a means to provide additional square footage during these unprecedented times.
- Existing plantings on the site will remain unchanged.
- This type of structure has been selected as it is visually complimentary to the natural environment and biophilic learning environments relevant to the Montessori method of education.
- The structure will be completely handicap accessible.

These are unprecedented times. We hope that this letter and supporting materials provides the Board with the sufficient information to grant a waiver from site plan review. These are unprecedented times. We hope the Board understands the intent of this request as time is of the essence with the school year is beginning shortly.

If you have any questions or require additional information, please contact me at 508-954-6337.

NOTE: The structure will remain in use and on site as a temporary solution during the time the Millis Public School District is working under COVID restrictions. Any deviations from this, the petitioner agrees to submit to the Town of Millis as a new permit.

Warm regards,



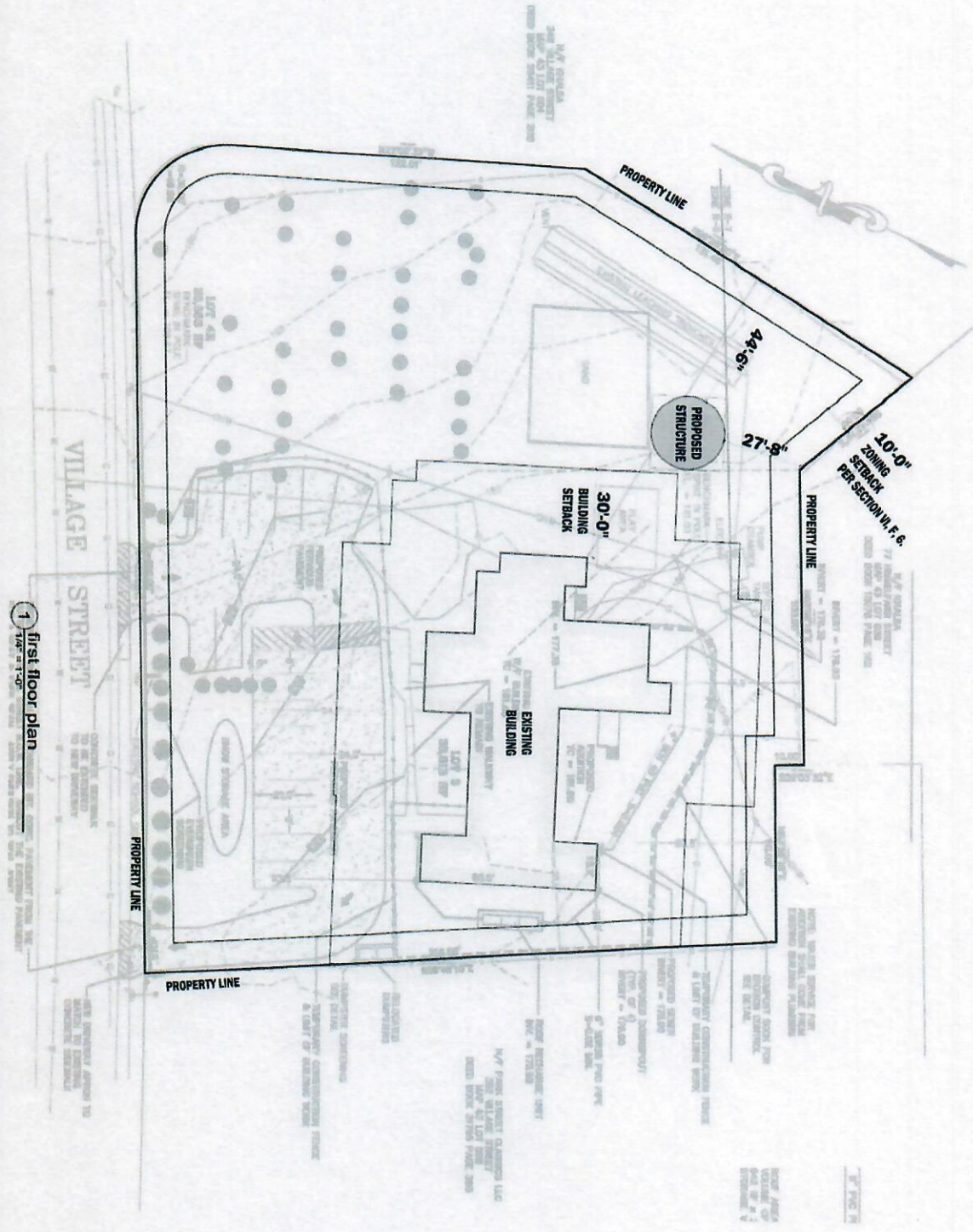
Craig Olsen, AIA, LEED AP, MCPPO, CPTED  
ARCHITECT

Enclosures (2)

Cc: Kathleen Gasbarro, Woodside Montessori Academy

Camille Standley, Administrative Assistant - Millis Planning Board





Craig L. Olsen  
AIA LEED AP  
38 coffee street  
medbury, ma 02053  
p: 508.954.6337



**Woodside  
Montessori  
Academy**

Mills, MA

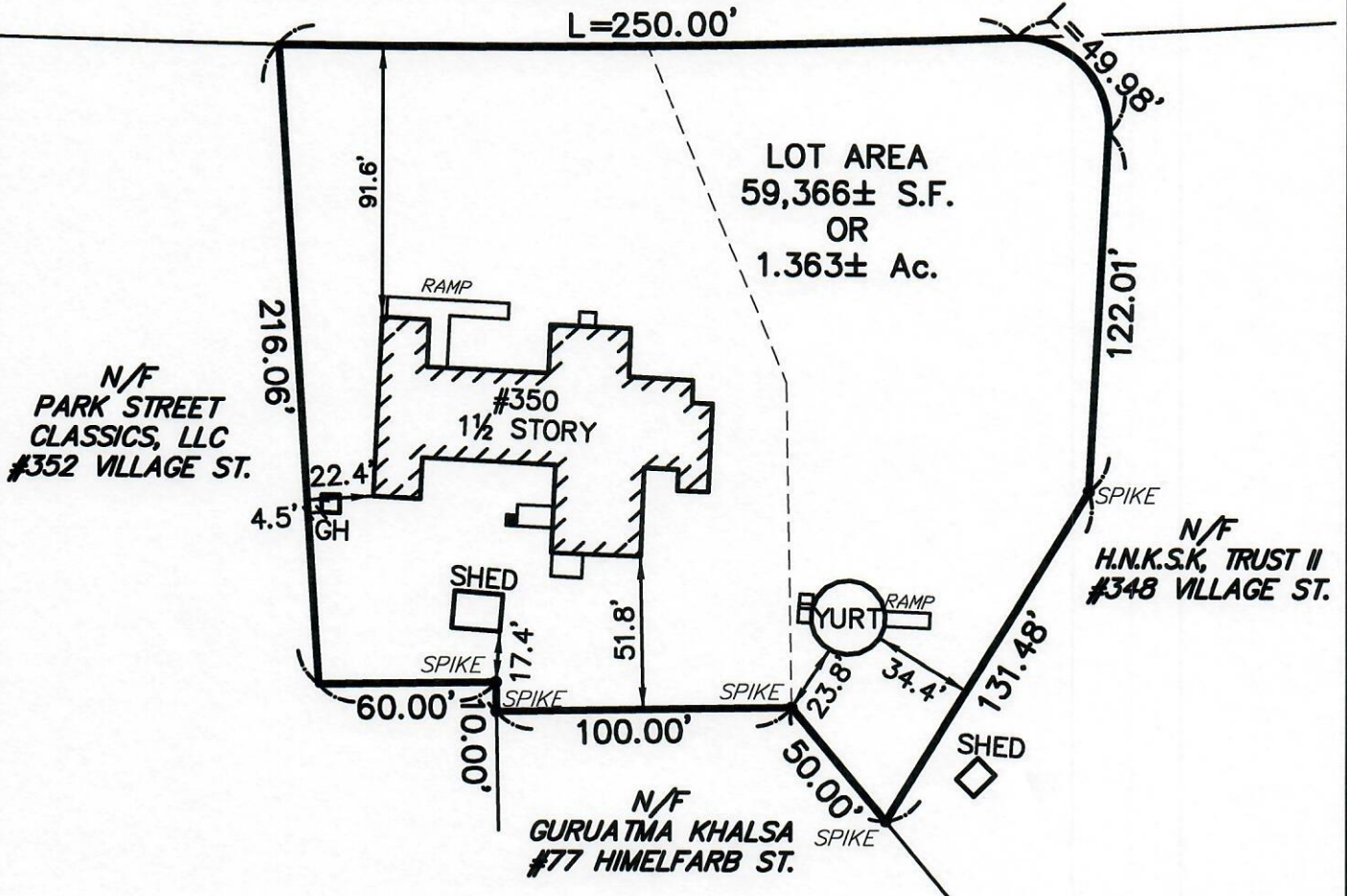
date: 08.10.2020  
scale: 1/4" = 1'-0"

proposed  
site plan  
A1.1



# VILLAGE STREET

(PUBLIC - 50' WIDE)  
1921 COUNTY LAYOUT



OWNER: 350 VILLAGE STREET REALTY TR.  
DEED BOOK 26622 PAGE 253  
DEED BOOK 26344 PAGE 368  
ASSESSOR'S MAP 43 PARCELS 56 & 57

I HEREBY CERTIFY THAT THE BUILDINGS ARE  
LOCATED AS SHOWN.



MICHAEL PUSTIZZI, PLS

DATE

## CERTIFIED PLOT PLAN #350 VILLAGE STREET

IN  
**MILLIS, MA**  
(NORFOLK COUNTY)

SCALE: 1" = 60' DATE: 4/14/2021



PLS

Precision Land Surveying, Inc.

32 Turnpike Road

Southborough, Massachusetts 01772

TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096

4909CP1.DWG





# TOWN OF MILLIS

Richard Nichols, *Chair*  
Nicole Riley, *Clerk*  
George Yered  
Bodha B. Raut Chhetry  
Alan Handel  
Joshua Guerrero, *Associate*

## OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054  
Phone: 508-376-7045  
Fax: 508-376-7053

Camille Standley  
Administrative Assistant  
[cstandley@millisma.gov](mailto:cstandley@millisma.gov)

### NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a remote public hearing on Tuesday, June 8, 2021, at 7:35 p.m., via ZOOM platform. The agenda with login information will be posted on the Planning Board's webpage (<http://www.millisma.gov/planning-board>) 48 hours prior to the public hearing. An application submitted by 1105-1115 Main Street, LLC, 561 Thomas B Landers Rd., Falmouth, MA 02536, is requesting a Modification to Special Permit/Site Plan Review of the Zoning By-law of the Town of Millis, for proposed installation of a 1,000 gallon propane tank for consumer refill at 1105-1115 Main St., Millis, MA. Assessors Map 23 Parcels 90 & 129.

A copy of the application and site plan is on file in the office of the Town Clerk and on the Planning Board's web page: <http://www.millisma.gov/planning-board>

Any person interested or wishing to be heard on the application should appear at the time and place designated.

Richard Nichols  
Chair

May 20, 2021  
May 27, 2021

cc: Applicant/Owner (via email)  
Select Board  
Building Dept.  
BOH  
Town Clerk  
Abutters  
File





Millis Town Clerk  
Received

MAY 18 2021

# TOWN OF MILLIS

*Kathleen E. Smith*  
ASST. Town Clerk

## PLANNING BOARD APPLICATION FOR APPROVAL OF MODIFICATION/AMENDMENT TO SPECIAL PERMIT

Applicant's Name 1105-1115 Main Street, LLC

Address 561 Thomas B Landers Road

Town Falmouth State/Zip MA 02536 Phone (508) 246-7937

Property Location 1105-1115 Main Street, Millis MA

Assessors' Map Map 23 Parcel 090 & 129

Zoning District(s) Commercial Village District

Owner's Name 1105-1115 Main St LLC

Address 561 Thomas B Landers Road

Town Falmouth State/Zip MA 02536 Phone (508) 246-7937

Modification requested to Decision dated (attached): 06/04/2019

Nature of application: The applicant is proposing to install a 1,000 gallon propane tank used for consumer refill.  
(Refer to Attached Plans)

Signature of Applicant [Signature]  
Signature of Owner Same as Owner

Date 5/7/2021  
Date \_\_\_\_\_

## **Camille Standley**

---

**From:** Halim A. Choubah, P.E. <hchoubah@gmail.com>  
**Sent:** Tuesday, June 1, 2021 10:14 AM  
**To:** Camille Standley  
**Subject:** Re: 1105-1115 Main Street

Hello Camille,

Hope you had a good Memorial Day weekend. Unfortunately, I will not be able to address the comments from the different boards prior to the June 8th planning board meeting.

I respectfully ask to be continued to the next available planning board meeting.

Do you need me to send a formal letter to request the continuance or this email is sufficient?  
Hal

Halim A. Choubah, P.E., President  
Choubah Engineering Group, P.C.  
112 State Road  
Dartmouth, MA 02747  
Tel. (508) 858-5040

On May 26, 2021, at 11:11 AM, Camille Standley <cstandley@millisma.gov> wrote:

Hello Halim,

Attached is a copy of the public hearing notice.

Also, I forwarded you email comments from various Boards. Can you please address those in writing prior to the public hearing? Also, will you be revising the plans? If so, you may want BETA to hold off on their review. Please let me know what you think. Thank you.

Camille

Camille Standley  
Town of Millis  
Administrative Assistant  
Planning Bd./Conservation Comm/CPC

**From:** Halim A. Choubah, P.E. <hchoubah@gmail.com>  
**Sent:** Monday, May 24, 2021 8:47 AM  
**To:** Camille Standley <cstandley@millisma.gov>  
**Subject:** Re: 1105-1115 Main Street

Hello Camille,

Hope all is well. I apologize for this delayed reply, I was out of state last week. Yes I can attend the zoom meeting on 6/8.

Sincerely,  
Hal





# TOWN OF MILLIS

Richard Nichols, *Chair*  
Nicole Riley, *Clerk*  
George Yered  
Bodha B. Raut Chhetry  
Alan Handel  
Joshua Guerrero, *Associate*

## OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054

Phone: 508-376-7045

Fax: 508-376-7053

Camille Standley  
Administrative Assistant  
[cstandley@millisma.gov](mailto:cstandley@millisma.gov)

### NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a remote public hearing on Tuesday, June 8, 2021, at 7:45 p.m., via ZOOM platform. The agenda with login information will be posted on the Planning Board's webpage (<http://www.millisma.gov/planning-board>) 48 hours prior to the public hearing. An application submitted by GTE Millis LLC, 251 N Pearl St., Brockton, MA 02301, is requesting a Special Permit/Site Plan Approval of the Zoning By-law of the Town of Millis, for proposed construction of a marijuana cultivation facility located at 1480 & 1486 Main St., Millis, MA. Assessors Map 21, Lots 9, 26, 28, 29, 30 & Map 32 Lot 2. Owner A.H. Cedar LLC, Peter Harkey.

A copy of the application and site plan is on file in the office of the Town Clerk and on the Planning Board's web page: <http://www.millisma.gov/planning-board>

Any person interested or wishing to be heard on the application should appear at the time and place designated.

Richard Nichols  
Chair

May 21, 2021  
May 28, 2021

cc: Applicant/Owner (via email)  
Select Board  
Building Dept.  
BOH  
Town Clerk  
Abutters  
File



Millis Town Clerk  
Received

MAY 17 2021



## TOWN OF MILLIS

*Kristen E. Smith*  
Asst. Town Clerk  
@ 11:00 AM

### SPECIAL PERMIT APPLICATION FOR/WITH SITE PLAN APPROVAL

To the Millis Planning Board:

The undersigned hereby petitions the Planning Board for a Special Permit under Section XIII.C of the Town of Millis Zoning By-Law.

Applicant's Name GTE Millis LLC c/o Chirag Patel Company

Address 251 N Pearl Street

Town Brockton State/Zip MA / 02301 Phone 508-846-5941

Property Location 1480 & 1486 Main Street, Millis, MA

Assessors' Map Map 21: Lots 9, 26, 28, 29, 30; Map 32 Lot 2 Parcel

Zoning District(s) Industrial Park 2

Owner's Name A.H. Cedar LLC c/o Peter Harkey

Address 256 Orchard Street

Town Millis State/Zip MA / 02054 Phone 508-560-3762

Summary of work to be done: Construction of a marijuana cultivation facility, see plans attached.

Signature of Applicant *[Signature]*

Date 05/12/2021

Signature of Land Owner *Peter Harkey*

Date 5/12/2021

A.H. CEDAR LLC





June 1, 2020

Mr. Nichols, Chairman of Planning Board  
Town of Millis  
900 Main St.  
Millis, MA 02054

**Re: 1480 & 1486 Main Street, Cultivation Facility – Special Permit Peer Review Scope & Fee**

Dear Mr. Nichols:

BETA Group, Inc. (BETA) is pleased to provide engineering peer review services for the Special Permit Application for 1480 & 1486 Main Street, Cultivation Facility. This letter is provided to outline the scope and fee of BETA's review.

### **BASIS OF REVIEW**

The following documents were received by BETA and will form the basis of review.

- ***Special Permit Application for Site Plan Approval, Cultivation Facility, 1480 & 1486 Main Street, Millis, MA***, dated May 12, 2021, applied for by GTE Millis, LLC. including the following:
  - Special Permit Application Form
  - Letters of Notice: Provisional License, dated 3/11/21 & 2/11/21
  - Certified List of Abutters
  - Plans (6 sheets) entitled ***Special Permit Plans for Proposed Cultivation 1480 Main Street Millis, MA, Site Plan***, dated May 17, 2021, prepared by Strongpoint Engineering Solutions, Inc.
  - Plan (1 Sheet) entitled Schematic Design, dated May 14, 2021, prepared by 2WR+Partners
  - Project Narratives including: Security Plan, Emergency Procedures, Transportation and Delivery Plan, Waste Disposal Procedures, Odor Mitigation Plan

Review by BETA will include the above items along with the following:

- ***Town of Millis Zoning Bylaws***, amended Nov. 5, 2018
- ***Town of Millis Massachusetts Zoning Map***, amended June 5, 2017

### **PROJECT DESCRIPTION**

The parcels identified as making up the site include 6 lots totaling approximately 35.96 acres. There are two access points from Main Street. The project is proposed on 4 of the 6 lots, consisting of 7 acres with frontage ¼ mile east of the Medway townline – referred to herein as the “project site”. The other two lots consist of a 50' wide lot consisting primarily of wetlands between and with frontage on Main Street and Cedar Street. Cedar Street is only a street on paper at this location and runs between the project site and remaining 28.5 acre parcel listed with this property. The existing project site is developed with a 7,700 SF single story block and metal panel warehouse building and associated paved parking and storage area. There are 4 driveway entrances to the existing parking lot off Main Street. The remainder of the property to the south consists primarily of woods and wetland resource area that are part of the Great Black Swamp. The property is within the Industrial Park Two (I-P-2) Zoning District and is surrounded by other commercial/industrial uses in this district. The property parcel that is not proposed



for development abuts the Commercial District to the south along Main Street and Residential-Suburban District to the southeast.

The project includes razing the existing industrial building and construction a new 73,800 SF marijuana cultivation facility with associated parking areas, stormwater management system and utility connections.

MassDEP Priority Resource Map indicates the project is located within a MassDEP Approved Zone II and is not within NHESP estimated habitats of rare wildlife or rare species. There are wetlands on the site which are included on the site plans. A portion of the site is located within the 100 year FEMA mapped flood zone (Zone A) and the Town's Special Flood Hazard District. The FEMA zone is shown on the plan and work is proposed within this area. NRCS maps indicate soils consist mainly of Urban land with no hydrological soil group (HSG) rating. Adjacent areas indicate Swansea muck HGS B/D & Scarborough and Birdsall HSG A/D rating in the wetlands and Canton fine sandy loam HSG B rating to the east and southeast.

A traffic impact study and drainage report were not provided for review and are therefore not included in the scope of review.

The proposed project requires review for odor control and nuisance to abutters. BETA recommends that a specialist review the measures proposed against nuisance to abutters common to this type of facility. Review for noise and odor is not included in this scope.

## **SCOPE OF REVIEW**

### **I. ZONING/REGULATIONS REVIEW**

An updated plan that includes all necessary engineering related information is needed to perform a complete review. At this time, BETA's zoning/regulations review will include the following tasks to the extent possible with the information provided:

- I.1. Section V Use Regulations
- I.2. Section VI Area, Height, and Bulk Regulation
- I.3. Section VII Signs – *no signage details provided*
- I.4. Section VIII Off Street Parking and Loading Regulations
- I.5. Section XI Special Flood Hazard District
- I.6. Section XIII Special Permit Conditions - Section V. Recreational Marijuana Establishments
  - a. Review on Odor and Noise Potential is not included
- I.7. Section XIV Environmental Performance Standards

### **II. STORMWATER, ENVIRONMENTAL AND UTILITY INFRASTRUCTURE REVIEW**

An updated plan that includes all necessary engineering related information is needed to perform a complete review. BETA's stormwater, environmental and utility infrastructure review under this scope of work will include general review of the provided plans as follows:

- II.1. Visit site to verify existing conditions.



- II.2. Review available on-line mapping of flood zones, sensitive habitat areas, and stormwater critical areas.

#### IV. REPORTS, MEETINGS AND PROJECT COORDINATION

The following are the anticipated written reports to be provided:

- IV.1. A letter summarizing findings and recommendations to the Board for sections above.  
IV.2. Prepare for and attend Planning Board meetings (1) to discuss findings and comments.

#### FEE

The FEE for the scope of services identified above is not to exceed \$2,500 broken down as follows.

I. Zoning/Regulations Review	\$ 1,300
II. Stormwater, Environmental & Utility Review	\$ 500
III. Meetings & Project Coordination	\$ 700

It is anticipated that an updated submission will be made that includes all of the necessary engineering related information to apply for Site Plan Review, Notice of Intent, and EHIR in one concurrent process. At that time BETA will provide an additional scope and fee for consolidated review of the project for all Boards. Also, if the Board would like additional items reviewed or if the project requires major changes and/or additional reviews, BETA will provide an additional scope and fee for approval prior to beginning additional task(s).

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,

BETA Group, Inc.



Melissa Recos, PE  
Senior Project Manager

cc: Camille Standley

Job No: 7648



## Camille Standley

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**From:** Robert Weiss  
**Sent:** Tuesday, May 18, 2021 12:45 PM  
**To:** Camille Standley; Mike Giampietro; Chief Chris Soffayer; Chief Rick Barrett; Karen Bouret; John McVeigh  
**Cc:** Richard Nichols  
**Subject:** RE: Marijuana Cultivation Facility - 1480 & 1486 Main St.

Camille,

I noticed that the developers, per zoning by-law, have included 123 parking stalls. Having attended the Select Board's hearings for this project, I do not recall the developers needing that many spaces. Unused parking spaces create impermeable surfaces that cause runoff every time it rains. If the parking surface is asphalt then the runoff includes petroleum by-products from the surface material. If the developers feels the parking requirements are creating unnecessary parking spaces, is it possible for the Board to grant a waiver of this requirement in order to reduce excessive stormwater runoff and the investment of private and public infrastructure that deals with it?

Thank you,  
Bob

Robert Weiss, LEED AP  
Energy Manager, Economic Development and Planning Director  
Town of Millis, Massachusetts

(508) 376-7040 ext 106  
(508) 376-7053 fax  
(508) 630-5277 mobile  
[rweiss@millisma.gov](mailto:rweiss@millisma.gov)  
900 Main St.  
Millis, MA 02054  
*A Green Community*



Think Green - Not every email needs to be printed

**From:** Camille Standley <cstandley@millisma.gov>  
**Sent:** Tuesday, May 18, 2021 9:09 AM  
**To:** Mike Giampietro <mgiampietro@millisma.gov>; Chief Chris Soffayer <csoffayer@millisma.gov>; Chief Rick Barrett <rbarrett@millisma.gov>; Karen Bouret <kbouret@millisma.gov>; John McVeigh <jmcveigh@millisma.gov>  
**Cc:** Robert Weiss <rweiss@millisma.gov>; Richard Nichols <rnichols@millisma.gov>  
**Subject:** Marijuana Cultivation Facility - 1480 & 1486 Main St.

Good Morning! Please see below and attached:

May 18, 2021

To: Select Board  
Building Inspector



All is well and hope the same for you. Let me check with the Chair and see if I can schedule you/this item for an Informal Discussion at the 6/8 ZOOM Planning Board meeting. Would that work for you?  
Camille

Camille Standley  
Town of Millis  
Administrative Assistant  
Planning Bd./Conservation Comm/CPC

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**From:** Eric Dubrule <[edubrule@bohlereng.com](mailto:edubrule@bohlereng.com)>  
**Sent:** Tuesday, May 18, 2021 4:36 PM  
**To:** Camille Standley <[cstandley@millisma.gov](mailto:cstandley@millisma.gov)>  
**Cc:** [W1721081@nf.bohlereng.com](mailto:W1721081@nf.bohlereng.com); Daniel Allen <[dallen@bohlereng.com](mailto:dallen@bohlereng.com)>  
**Subject:** RE: 808 Main St. McDonald's Millis

Good afternoon Camille,

I hope you've been well. There have been some developments on McDonald's front relative to potentially moving forward again with a renovation project at their existing restaurant. They spent a significant amount of time developing a revised architectural scheme that we hope will be acceptable to the Planning Board. It's nearly complete, but while we wait for the updated building elevations, I wanted to see if you have time for a brief call to discuss next steps. There was a fair amount of history on this project before we withdrew the application without prejudice, so I figure it would be appropriate to touch base with you and also to see whether you believe the Planning Board would be open to an informal meeting where we could share the building elevations with them to gauge their support before we submitted a formal application.

Talk soon!

**Eric Dubrule**  
Project Manager  
352 Turnpike Road  
Southborough, MA 01772  
o 508-480-9900  
c 978-790-8443 [edubrule@bohlereng.com](mailto:edubrule@bohlereng.com)  
[Check out our new website](#)

**BOHLER //**

*Confidentiality Note: This e-mail, and any attachment to it, contains confidential information intended only for the use of the designated recipients, which information may also be privileged. If the reader of this e-mail is not the intended recipient, the document has been received in error and any use, review, dissemination, distribution, disclosure or copying of this message is strictly prohibited. If you have received this e-mail in error, please notify the sender via reply e-mail and immediately delete this e-mail from your system.*

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**From:** Camille Standley <[cstandley@millisma.gov](mailto:cstandley@millisma.gov)>  
**Sent:** Monday, December 28, 2020 1:46 PM  
**To:** Daniel Allen <[dallen@bohlereng.com](mailto:dallen@bohlereng.com)>  
**Cc:** [W1721081@nf.bohlereng.com](mailto:W1721081@nf.bohlereng.com); Eric Dubrule <[edubrule@bohlereng.com](mailto:edubrule@bohlereng.com)>; Allison Brewer <[abrewer@bohlereng.com](mailto:abrewer@bohlereng.com)>  
**Subject:** Re: 808 Main St. McDonald's Millis



## Camille Standley

---

**From:** Melissa Recos <MRecos@BETA-Inc.com>  
**Sent:** Wednesday, May 26, 2021 10:34 AM  
**To:** Daniel Merrikin; Jim McKay  
**Cc:** Camille Standley; Fox, Bob; Richard Nichols; Richard D Nichols  
**Subject:** RE: Hickory Hills Bond Reduction  
**Attachments:** 2021.05.26\_BETA Letter\_bond estimate update.pdf

Attached is BETA's bond reduction recommendation which includes our observation report at an attachment. New paving work looked good. We eliminated two of the paving items and reduced the third (maintenance item) to \$5,000 (was \$15,000) – this would cover if the Town wants crack-seal at the gaps between the pavement and curb on Debrah (old paving work) and/or sealing at pavement cuts around manholes and water gates.

Any questions on that let me know!  
Thanks,  
Melissa

**Melissa Recos, PE**  
Senior Project Manager

**BETA Group, Inc.** | 781.255.1982  
[Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

### Join our team!

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**From:** Daniel Merrikin <dan@legacy-ce.com>  
**Sent:** Thursday, May 20, 2021 6:39 PM  
**To:** Melissa Recos <MRecos@BETA-Inc.com>  
**Cc:** Camille Standley <cstandley@millisma.gov>; Fox, Bob <bobfoxden@gmail.com>; Richard Nichols <rnichols@millisma.gov>; Richard D Nichols <richarddnicholscorp@gmail.com>  
**Subject:** Re: Hickory Hills Bond Reduction

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Hover over any links before clicking them and forward questionable emails to IT if you are unsure. Forward spam to [spam@appraver.com](mailto:spam@appraver.com)

I am working on the asbuilt plans so they be addressed another time. The request is to eliminate the three paving items. Bob needs to get the funds to pay for the completed paving.

Dan

Daniel J. Merrikin, P.E.  
President



Legacy Engineering LLC





May 26, 2021

Town of Millis Planning Board  
Town Hall  
900 Main Street  
Millis, MA 02054

Attn: Mr. Nichols, Chairman of Planning Board

**Re: Hickory Hills Subdivision – Revised Security Bond**

Dear Members of the Board:

Per the Applicant's request email dated May 20, 2021, submitted to the Board by Legacy Engineering, BETA has revised the bond estimate for the construction of the Hickory Hills Definitive Subdivision. The estimate is based on plans entitled, "Hickory Hills Definitive Subdivision Plan of Land in Millis, MA" 26 sheets, by Merrikin Engineering LLP. dated February 6, 2014 with a final revision date of July 22, 2014.

As approved at the December 17, 2019 Planning Board meeting, a \$60,592 security is currently being held by a Tripartite Agreement for the subdivision construction.

BETA has confirmed that the applicant has recently completed the following work:

- A total of ±1900' of sidewalk surface was installed along Pearl Street from the cul-de-sac to the intersection with Teresa Drive and along Debrah Lane from the intersection with Pearl Street to the intersection with Acorn Street.
- Surface course was installed as required at the 11 driveway aprons located within these extents.

BETA conducted a site visit on May 24, 2021 to evaluate current conditions of the subdivision roadway and as a basis for this bond estimate update recommendation. Based on this observation report, BETA recommends the following items remain held in the bond:

- Roadway Top Course Maintenance (reduced to cover crack-seal and sealing at pavement cuts)
- General site clean-up
- 20% Contingency for snow removal, legal fees, misc items
- Roadway As-built for all phases
- Stormwater Management Facilities As-built for all phases

BETA recommends that the security be reduced to \$28,200.00 as detailed on the attached worksheet.



Town of Millis Planning Board  
May 26, 2021  
Page 2 of 2

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.



Melissa Recos, PE  
Senior Project Manager

Enc: (1) Construction Cost to Complete Worksheet  
(2) Observation Report No 102

cc: Camille Standley, Dan Merrikin  
Job No: [4913]



Construction Cost to Complete  
Hickory Hills Subdivision  
Millis, MA  
(Revised for Paving)



Updated: 5/26/2021

ITEM	UNIT	QUANTITY	UNIT COST	COST	
<b>Roadway</b>					
HMA Driveway Apron Top Course	TON	0	\$ 175.00	\$ -	
HMA Sidewalk Top Course	TON	0	\$ 175.00	\$ -	
Roadway Top Course Maintenance	LS	1	\$ 5,000.00	\$ 5,000.00	
				<b>Roadway Paving</b>	<b>\$ 5,000.00</b>
<b>Misc.</b>					
Concrete Bounds	EA	0	\$ 520.00	\$ -	
General Site Clean up	LS	1	\$ 2,500.00	\$ 2,500.00	
Roadway As-Built for All Phases	LS	1	\$ 10,000.00	\$ 10,000.00	
Stormwater Management Facilities As-Built for All Phases	LS	1	\$ 6,000.00	\$ 6,000.00	
Snow Removal	LS				<i>may consider included in contingency</i>
Legal Fees	LS				<i>may consider included in contingency</i>
Town Council	LS				<i>may consider included in contingency</i>
Roadway Trees	LS				<i>may consider included in contingency</i>
				<b>Misc.</b>	<b>\$ 18,500.00</b>
				<b>Sub-total</b>	<b>\$ 23,500.00</b>
				<b>Inc. 20% Contingency</b>	<b>\$ 28,200.00</b>





MILLIS PLANNING BOARD  
**CONSTRUCTION OBSERVATION REPORT**  
Hickory Hills

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Report No.:	<b>4913 - 102</b>	Date:	<b>5/24/2021</b>	Arrive:	<b>1:30 PM</b>
Observer:	<b>Bob Lamro Sr. Res. Rep.</b>	Weather:	<b>Clear ~61°</b>	Leave:	<b>3:45 PM</b>

Owner:	<b>Robert Fox</b>	Contractor:	
	<b>400 Old Post, LLC</b>		
	<b>275 Turnpike Street, Suite 300</b>		
	<b>Canton, MA 02021</b>		
	<b>617-212-0725</b>		

Items Observed: **surface course at driveway aprons and sidewalk**

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**OBSERVATIONS**

**Observation Requested By:** The Applicant has requested a reduction in the bond for recently completed paving work on Debrah Lane and a section of Pearl Street. BETA conducted this site visit to evaluate current conditions of the finish pavement recently installed at driveway aprons and sidewalks

**Met/walked site with:** No one

**Current Activity on Site:** None

**Items Observed:**

**Outstanding Surface Course at Sidewalks and Driveway Aprons**

- A total of ±1900' of sidewalk surface was installed along Pearl Street from the cul-de-sac to the intersection with Teresa Drive and along Debrah Lane from the intersection with Pearl Street to the intersection with Acorn Street. Surface course was installed as required at the 11 driveway aprons located within these extents.
- In addition, BETA observed that several areas had been saw cut and repaved at manholes and water gates.
- BETA determined that the saw cut and repaving of driveway aprons and at manholes and water gates, was completed in accordance with good paving practices.



**Site Photos**



**Driveway apron and sidewalk finish paving on Pear St**



**Entrance ramp to sidewalk on Pearl St at the intersection of Debrah St**





**Debrah St at Pearl St showing saw cut and new pavement at water gate valve boxes**



**Driveway apron and sidewalk along Debrah St**



## MEMORANDUM

Date: May 20, 2021 Job No.: 5325  
To: Richard Nichols, Chairman of Planning Board  
Cc: Camille Standley - Planning Board, John McVeigh – Board of Health  
From: Melissa Recos, P.E., BETA Group  
Subject: **"Dover Road Residences/Anthology of Millis" Assisted Living Community Permit Plan Set**

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BETA Group, Inc. (BETA) received the following documents for review related to the previously approved "Dover Road Residences" Assisted Living Community Project:

Permit Plan Set (350 Sheets) entitled ***Anthology of Millis***, dated April 12, 2021, prepared by The Architectural Team, Inc., Chelsea, MA

BETA reviewed the Civil, Landscape and Architectural sheets of this April 12, 2021 Permit Plan Set for consistency with previous approvals of the Board of Health Permit No. EHIR 2016-3 dated March 13, 2017 issued to Barberry Homes, LLC (with permit duration extended to 10/21/2021) and Planning Board Special Permit for/with Site Plan Approval (with permit duration extended to 10/19/2021) including the most recent plans sets and modifications as follows:

Plans (27 sheets) entitled "Site Development Plan, 'The Dover Road Residences' Assisted Living Community, Millis, Massachusetts," dated March 7, 2016, last revised January 16, 2017 prepared by GLM Engineering Consultants, Inc. – *inclusive of Civil, Landscape, Architectural & Lighting Sheets*

Plans (14 sheets) entitled "Site Development Plan, 'The Dover Road Residences' Assisted Living Community, Millis, Massachusetts," dated March 7, 2016, last revised January 31, 2017 prepared by GLM Engineering Consultants, Inc. – *inclusive of Revisions to Civil Sheets*

Plans (16 sheets) entitled "Site Development Plan, 'The Dover Road Residences' Assisted Living Community, Millis, Massachusetts," dated March 7, 2016, last revised January 18, 2018 prepared by GLM Engineering Consultants, Inc. – *inclusive of Revisions to Civil Sheets*

Revised Architectural Site & Elevation plans dated November 2, 2020 prepared by The Architectural Team Inc. – *inclusive of Revisions to Architectural Sheets*

BETA's review of the April 12, 2021 Permit Plan Set found the following exceptions/notations to what was previously approved:

1. Layout Plan C-4 shows slightly larger cottage building footprints (+550 sf/cottage) that are located closer to the property line. Front, Side and Rear distance measurements on the plans are not updated. All cottages remain outside the required setbacks except for the cottage at the front, northwest corner of the site. The corner of this cottage is shown within the 40-ft front yard setback. **Move building out of the front yard setback.**
2. Layout Plan C-4 no longer includes a crosswalk and ADA compliant ramps at the rear northeast building corner to cross the driveway and access proposed walking trail. Although a section detail for the walking trail remains on the Civil plans, there is no longer a proposed walking trail around the property as was shown on the original Site Plans as well as the Revised Architectural Site plans approved 11/2/2020. **Discuss with the Board why the walking path was removed and whether this should be considered a project change requiring approval.**



3. Layout Plan C-4 no longer includes a proposed identification sign at the northern site entrance. There is now a site sign proposed at the intersection of Bridge Street and Dover Road and a detail for the sign on Sheet LD-3. The Planning Board decision included a condition that the site entrance sign is to be designed in accordance with Section VII of the By-Law and submitted to the Town for approval since the previous plan set did not have a sign detail. As shown it exceeds the 10 square foot sign size and does not meet the 1.5 time front yard depth setback (60') for the Residential District. **Confirm or condition approval of site sign meeting Section VII of the By-Law or reiterate condition.**
4. The Planning Board decision included a condition for sidewalks and crosswalks at the Dover Road intersection with Bridge Street to be designed and constructed in accordance with a Sketch Plan attached to the decision. These modifications are included within the plan revisions except for cross walk signage called for at the Dover Street sidewalk crossing. **Confirm or condition that this signage will be installed.**
5. A grease trap detail and sizing calculations have been added to the plan set on Sheet C-13. Based on the calculations shown on the plans, the proposed tank is 1500 gallons, 15 gallons per seat x 100 seats. The proposed seating capacity identified in the calculation is 125 seats. The Planning Board decision included a condition that the applicant submit grease trap sizing and design to the Board of Health for review and approval prior to construction. **Confirm Board of Health approval of proposed sizing and design or reiterate condition.**
6. Previous plan set included a Photometric Plan set verifying no light spillage over the property lines. Permit Plan Set includes lighting plans, sheet L4.0, with a similar lighting layout however photometrics are not shown. There is a note on this sheet that says "Final approval of lighting plan including photometric output required by Town of Dover". Revise note to Town of Millis. **BETA recommends submission of final lighting plan including photometric output showing no spillage over the property line as a condition of approval.**
7. The final landscape plan is, in general, similar to the approved plan with the following exceptions:
  - The quantity of proposed evergreen trees is lower – Original plan had about 70 and the revised plan had about 80 – this plan has about 55
  - The sizes of the proposed evergreen trees is significantly smaller – Original and revised plans noted 8-10', 10-12' and 12'-14' – the latest plan notes 5-6', 6-7' and 7-8'
    - Note – it has been difficult to get large evergreen trees this spring from many nurseries – maybe more material will be available this fall or next spring – hard to say
  - The sizes of the proposed deciduous trees are slightly smaller – in general the decrease is from 3-3.5" caliper to 2-2.5" caliper
  - The amount of native seeding, along the Ironwood Lane side, has been reduced from the original plan – 36,500 s.f. to my estimate of 25,000 s.f.

**BETA recommends providing additional vegetation behind Cottages 7&8 and 9-14 to help screen the resident(s) along Ironwood Lane, additional vegetative screening of the dumpster and compactor area and generally a more naturalistic layout of the native seed mix in the rear of the property between the Cottages and Ironwood Lane to be more consistent with the landscaping originally proposed.**