



# TOWN OF MILLIS

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TO: MILLIS PLANNING BOARD  
FROM: ROBERT WEISS, ECONOMIC DEVELOPMENT & PLANNING DIR.  
DATE: October 13, 2020  
RE: MONTHLY UPDATE ON DEVELOPMENT PROJECTS ([Additions and changes in blue](#))

## Barberry Homes/Bridge Street

According to their project management, the Dover Road Residences is still under agreement with CA Senior Living. The COVID-19 situation has slowed the process, as capital markets for projects of similar size have put their funding on hold. They are in the process of drafting a six-month extension to their Purchase & Sale with CA Senior Living, pushing off closing until early 2021. CA Senior Living remains committed to the project and to work toward construction start next spring. [Presentation to Planning Board on 10/13/2020 agenda.](#)

## Toll Bros. / Orchard St.

The plantings around the station have been placed on hold until the fall to give the plants a better chance to survive. Will be asking the Conservation Commission to extend three orders of conditions. The Conservation Commission has extended three orders of conditions for three years.

## Orchard Street

Final repairs to the leaking sewer force main have been made, allowing residents to hook up. There are 8 applicants. The gas company is installing 10 services on Orchard. The reclamation program is scheduled to begin with a binder course on July 13 (depending on completing the gas connections). Final course to be done in the Spring of 2021.

## 1105-1115 Main St.

The gas station/convenience store will have a Honey Dew Donuts concession. The final paving was done on July 6<sup>th</sup>. BETA now reviewing the developer's final as-built plans for the property. The Building Department issued their Occupancy Permit.

### Cannabis Outreach Meetings

617 Therapeutics, 1073 Main St.: manufacturing. Held its virtual community outreach meeting on July 23<sup>rd</sup> at 6:00PM. A recording of the meeting is available on the Millis Town Website.

GTE, LLC, 1480 Main St.: manufacturing and cultivation. Held its community outreach meeting on July 30<sup>th</sup> at 6:00 PM. the Planning Board has not yet received any filing for Special Permit/Site Plan Approval. [The Host Community Agreement has been signed and they will begin moving toward their permitting.](#)

Advesa Wellness, 1375 Main St.: manufacturing. Has received Town approval to hold a community outreach meeting. Their community outreach meeting was held on Wednesday, 9/9. [The Host Community Agreement is in negotiations.](#)

### 946 Main St., LIP, Medfield Holdings

The developer has withdrawn his request from the Zoning Board and is no longer engaged in this property. [ZBA to officially close out the project at its October 20<sup>th</sup> meeting.](#)

### Collt Manufacturing Solar, 1375 Main St.

Nothing new reported this month.

### 114 Union Street.

Demolition of Herman Shoes building and materials completed. They have submitted their Comprehensive Permit application (May 13<sup>th</sup>) and have reached out to the Zoning Board of Appeals to present at their next meeting. [This project is scheduled for a public hearing at the October 21 meeting of the Zoning Board.](#)

### Cottage Ave., Tresca

Nothing new reported this month.

### 232 – 248 Main St, Larch Rd., Dwight St.

The developer asked the Select Board for support of 48 units of housing, with 12 affordable. Water and sewer capacity to carry that many units is the issue. Select Board has rescheduled pending more information. The developer's team has met with Town staff and negotiations are proceeding.

### 725 Main St. Ann & Hope Store

Ann & Hope announced that all of its stores are closing. The owner has stated that they are only closing the A & H retail outlet and intends to keep the current tenants in the building

### 7 Water St., DPW building

The Millis Conservation Commission has approved the proposed construction plans. Plans are to have the project go out to bid around the end of July. Plans went out to bid in August. [Bids were received.](#)

376 Orchard St.

The Mill Brook School Foundation (Sparhawk Academy) is requesting a Special Permit application with a site plan approval request. Water Commission (Select Board) will review the storm water permit application at its September 28 meeting. BETA Engineering's letter to be reviewed by PB.

1344 Main St.

25 units of single family duplexes and townhouses for homeownership. 5 units to be affordable. Located in an I-P-2 zone. Being negotiated with Select Board under Local Initiative Program (LIP).

808 Main St.

McDonalds Restaurant Renovation

Under review by the Planning Board. Applicant working on more appropriate signage and building style to fit in with the area's general design.

326 Orchard St and Parcel 5c, Ridge Street

61A

The Select Board received Notice of Intents to sell for both of these properties. The SB heard the Notice and has referred it to Town Counsel for their consideration.

Town Center Planning Initiative

The Town is applying to Mass Development for a Real Estate Technical Assistance grant. The request is for assistance in creating a planning process for the Town Center. The study area lies within Auburn Rd., Curve, Union, and Main streets. The application is under review by Mass Development for a decision later in the fall.

Bigelow Farms Solar

Pope Energy, a Massachusetts based solar energy developer, proposed the development of a ground mounted solar array in a residential zoning district. To accomplish this, the proponent also recommended a solar overlay district on the Town's Bio Soils 2 land. Pope Energy will make its next presentation to the Millis Energy Committee before returning to the Board.