



# TOWN OF MILLIS

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TO: MILLIS PLANNING BOARD  
FROM: ROBERT WEISS, ECONOMIC DEVELOPMENT & PLANNING DIR.  
DATE: December 8, 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. Planning on re-starting construction in spring of 2021, with design modifications. [Water & sewer connections continue on Bridge St.](#)

## 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 the three orders of conditions for three years. [Public walking trails and parking area is now open \( access off Orchard street\)](#)

## 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. Final course to be done in the Spring of 2021. [Eversource gas work is on-going.](#)

## 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. [They reached out to the Building Commissioner to begin permitting.](#)

Advesa Wellness, 1375 Main St.: manufacturing. The Host Community Agreement is [still](#) in negotiations.

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 project developers presented to public hearing at the October 21 meeting of the Zoning Board. [Will be continued to ZBA's November 17<sup>th</sup> hearing. Engineering peer review is pending. Parking study has begun.](#)

Cottage Ave., Tresca

Owners plan to file to the Planning Board and for water and sewer permits in January. [Water & sewer plans have been submitted to the Select Board \(Water & Sewer Commission\). Developer plans to file soon with Planning Board.](#)

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. The Select Board voted to support the project at its October 26, 2020 meeting and signed the Application for Comprehensive Permit.

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. [An additional \\$600K was approved at November town meeting and the building permit was issued 12/4/2020 for phase 1 of clearing. Foundation construction will start pending issuance of building permit.](#)

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. [Developer's design changes are still in progress.](#)

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. [Applicant submitted a request to withdraw their application for site plan review without prejudice on November 24th.](#)

326 Orchard St and Parcel 5c, Ridge Street

61A

The Select Board received Notice of Intents to sell for both of these properties. [Both of these parcels have been resolved. The Select Board chose to not exercise its right of refusal.](#)

Emerson Place

[Developer plans on beginning road construction in the Winter.](#)

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, propose 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.