

# TOWN OF MILLIS

Robert Cantoreggi, *Chairman*  
George Yered, *Clerk*  
Catherine C. MacInnes  
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Richard Nichols, *Associate*

## OFFICE OF THE PLANNING BOARD

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Camille Standley  
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### PUBLIC HEARING NOTICE

The Town of Millis Planning Board will hold a public hearing pursuant to G. L. c. 40A, § 5, on Tuesday, March 25, 2014, at the Veterans' Memorial Building, Room 229, 900 Main Street, Millis, MA, at 8:45 p.m. The purpose of the public hearing is to provide interested parties with an opportunity to comment on proposed amendments to the Millis Zoning By-Laws. The proposed amendments include:

Zoning By-law §XIII. Special Permit Conditions. is hereby amended to add the following new subsection:

#### **T. SUBSTANCE ABUSE TREATMENT CENTERS**

**Purpose.** The Town of Millis desires to protect its residential lands from encroachment by substance abuse treatment centers and to ensure and promote the Town's image as a safe, pleasant and attractive place of residence. The Town also desires to preserve and protect the safety of young children in the vicinity of schools and public parks. The Town further desires that young people and children not be subjected to confrontation with the existence of substance abuse treatment center uses in the vicinity of schools and parks. The commercial areas of the Town of Millis reflect greatly on the Town's image and it is the desire of the Town to promote a positive business community image, and to retain and promote safe, attractive business areas free of crime and nuisance. The purpose of this section is to regulate Substance Abuse Treatment Center uses within the Town by Special Permit to Chapter 40A, Sections 9 and 9A of the Massachusetts General Laws in order to promote the safety and welfare of the inhabitants of Millis.

Substance Abuse Treatment Centers shall be prohibited in all zoning districts except in Industrial Districts and may be permitted only upon the grant of a special permit by the Planning Board. Such a special permit shall not be granted unless each of the following standards are met.

1. The application for a special permit for a Substance Abuse Treatment Center shall provide the name and address of the legal owner of the establishment, the legal owner of the property, and the manager of the proposed establishment.
2. The application for a special permit for a Substance Abuse Treatment Center shall provide a copy of the license to operate such facility issued by the Commonwealth of Massachusetts Department of Public Health, and if the Treatment Center operates an opioid treatment program, the applicant must also provide a copy of the license issued by the Substance Abuse and Mental Health Services Administration of the United States Department of Health and Human Services.

3. No special permit for a Substance Abuse Treatment Center shall be issued to any person convicted of violating G.L. Chapter 119, Section 63 or G.L. Chapter 272, Section 28.
4. A Substance Abuse Treatment Center shall not be located within:
  - a. Within 1,500 feet of another Substance Abuse Treatment Center;
  - b. Within 1,500 feet from the nearest residential zoning district;
  - c. Within 1,500 feet from the nearest church, school, library, park, playground, play field, youth center, or other location where groups of minors regularly congregate, regardless of whether publicly or privately owned or operated; or
  - d. Within 500 feet from the nearest establishment licensed under G.L. Chapter 138, Section 12.
  - e. The distances specified above shall be measured by the straight line from the nearest property line of the premises on which the proposed Substance Abuse Treatment Center is to be located to the nearest boundary line of a residential zoning district or to the nearest property line of any of the other designated uses set forth above.

Amend Section II - Definitions of the Town's Zoning By-laws to insert the following new definition:

Substance Abuse Treatment Center: A facility licensed by the Commonwealth of Massachusetts Department of Public Health to provide substance abuse treatment services, including but not limited to counseling services, therapy sessions and/or the dispensing of medication to treat substance abuse, including but not limited to alcohol, legal and illegal drugs, opiates, or other similar substances. If the facility is to operate an opioid treatment program, the facility must be licensed by the Substance Abuse and Mental Health Services Administration of the United States Department of Health and Human Services, as well as the Commonwealth of Massachusetts Department of Public Health. This definition shall exclude Hospital and Medical Clinic, as those terms are defined elsewhere in the Zoning By-laws.

Amend Section II - Definitions to amend existing definitions of "Hospital" and "Medical Clinic" as follows:

Amend definition of "Hospital" to add at the end of the definition following the words (Medical Clinic) the following phrase "or Substance Abuse Treatment Center, as that term is defined in this by-law".

Amend definition of "Medical Clinic" to add at the end of the definition after the words "human ailment" the following phrase "but excluding a Substance Abuse Treatment Center, as that term is defined in this by-law."

Amend Table 4. Off-Street Parking Standards by inserting the following at the end of this table:

| USE                              | Number of Parking Spaces per Unit           |
|----------------------------------|---|
| Substance Abuse Treatment Center | One (1) per 300 square feet of floor space* |

\*NOTE: Inserted parking requirements for community facility but can insert any appropriate parking requirement.

Amend Section III – Establishment of Zoning District, Table 1 - Use Regulations to insert use of Substance Abuse Treatment Center as follows:

| Principal Uses                       | Residential |     |     |       | Commercial |       |     | Industrial |       |
|--------------------------------------|-------------|-----|-----|-------|------------|-------|-----|------------|-------|
|                                      | R-T         | R-S | R-V | R-V-C | C-V        | C-V-2 | V-B | I-P        | I-P-2 |
| <b>RETAIL &amp; SERVICE</b>          |             |     |     |       |            |       |     |            |       |
| 41. Substance Abuse Treatment Center | N           | N   | N   | N     | N          | N     | N   | SPB        | SPB   |

or to take any other action relative thereto.

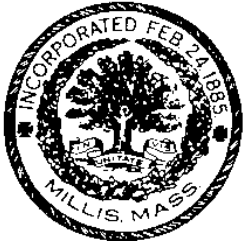
The complete text of the proposed amendments is on file at the office of the Town Clerk, Veterans' Memorial Building, 900 Main Street, Millis, and available for inspection during regular business hours.

THESE ARTICLES MAY NOT BE NUMBERED AS THEY WILL ULTIMATELY APPEAR IN THE WARRANT AT TOWN MEETING.

Robert Cantoreggi  
Chairman

March 11, 2014  
March 18, 2014

cc: Town Clerk  
Master Plan Committee  
Board of Selectmen  
MAPC  
Dept. of Housing & Community Dev.  
Surrounding Towns  
File



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The Town of Millis Planning Board will hold a public hearing pursuant to G. L. c. 40A, § 5, on Tuesday, March 25, 2014, at the Veterans' Memorial Building, Room 229, 900 Main Street, Millis, MA, at 8:50 p.m. The purpose of the public hearing is to provide interested parties with an opportunity to comment on proposed amendments to the Millis Zoning By-Laws. The proposed amendments include:

1. Section II – Definitions is amended by:
  - a. inserting alphabetically new definitions for “Bakery, Retail”; “Buildable Lot Area”; “Cidery”; “Compatible Land Use”; “Comprehensive Site Plan”; “Distillery”; “Floor Area, Gross”; “Floor Area Ratio (FAR)”, along with two graphic examples depicting how FAR is to be calculated; “Live-Work Unit”; “Manufacturing, Artisan”; “Microbrewery”; “Small Business Incubator”; and “Winery”;
  - b. By deleting the existing definition for “Mixed Use Development” and replacing it with a new definition for “Mixed Use Development”; and
  - c. By revising the existing definition for “Special Flood Hazard Area (SFHA)” by revising the definition for Zone X.
2. Section III – Establishment of Zoning Districts is amended as follows:
  - a. Paragraph A – Division into Districts is amended by inserting alphabetically the following two new zoning districts:

| <u>Full Name</u>           | <u>Short Name</u> |
|----------------------------|-------------------|
| Residential-Village-Center | R-V-C             |
| Commercial Village Two     | C-V-2             |

- b. Paragraph C – Zoning Map is amended:
      - i. By deleting the paragraph identifying the “Millis Center Economic Overlay District East,” in its entirety;
      - ii. By deleting the paragraph that currently states: “Passed by majority vote (2/3 vote required) to change the zoning district classification of parcels of land as shown on Assessors’ map number 24, parcels 21, 23, and 40, off Curve and Union Streets, from Industrial (I-P) to I-P and Mixed Use (MCEOD East).”
3. Section V – Use Regulations is amended as follows:
  - a. By inserting into Table 1 under the heading “Residential” a new column for the R-V-C zoning district, by inserting into Table 1 under the heading “Commercial”

a new column for the C-V-2 zoning district, and by indicating in these columns whether the various uses listed in Table 1 are permitted, not permitted, or allowed by special permit, and if allowed by special permit, indicating which board is the special permit granting authority;

- b. By inserting into Table 1 – Use Regulations the following new uses and indicating whether these uses are permitted, not permitted, or allowed by special permit in the various zoning districts, and if allowed by special permit, indicating which board is the special permit granting authority, and by re-numbering all principal uses accordingly:
    - i. “Live-Work Unit” under the heading “Residential” as Principal Use number 4; “Retail Bakery” under the heading “Retail & Service” as principal use number 4; “Artisan Manufacturing” under the heading “Retail & Service” as principal use number 38; “Small Business Incubator” under the heading “Retail & Service” as principal use number 39; and “Craft micro-brewery, winery or distillery under the heading “Retail & Service” as principal use number 40.
  - c. By deleting from Table 1 – Use Regulations, the use under “Retail & Service” called “Mixed Use Development – MCEOD East”, which was principal use number 31 and by re-numbering all principal uses accordingly;
  - d. By deleting from Table 1 – Use Regulations “Bakery, Laundry or Dry Cleaning Plant”, identified as Principal Use number 5 under “Wholesale, Transportation & Industrial” and inserting in place thereof two new Principal Uses: “Industrial Scale Bakery or food preparation facility” and “laundry or dry cleaning plant where cleaning is done on the premises” as principal use numbers 6 and 7 respectively, by amending the table to indicate whether this use is permitted, not permitted, or allowed by special permit in the various zoning districts, and if allowed by special permit, indicating which board is the special permit granting authority, and by re-numbering all principal uses accordingly;
  - e. By removing the existing Notes 1, 2, 3 and the note marked with an asterisk (\*) from within the existing Table 1 – Use Regulations and reformatting those notes to appear at the end of Table 1, and further, by re-numbering Note 1 under Mixed Use Development as Note 3 and re-numbering the Note marked with an asterisk (\*) under “Refuse Facility with a Site Assignment” as Note 4; and
4. Section VI – Area, Height, and Bulk Regulations is amended as follows:
- a. By inserting into Table 2 – Area Regulations two new rows for the “R-V-C” and “C-V-2” zoning districts and inserting the dimensional requirements that correspond to specific uses for area, base density, lot frontage, lot depth, front, side and rear yard setbacks;
  - b. By deleting from Table 2 – Area Regulations the existing row and requirements for the “C-V/MCEOD-East” zoning district;
  - c. By amending Note 1 after Table 2 by inserting after the word “village-business development” the following phrase: “ Special Permit development in R-V-C and V-C-2 zoning districts”;
  - d. By inserting new Notes numbered 7 through 12 after Table 2;

- e. By amending Table 3 – Height and Bulk Regulations by inserting two new rows for “R-V-C” and “C-V-2” zoning districts and inserting the requirements that correspond to maximum height, maximum number of stories, maximum building coverage and maximum net floor area per unit;
  - f. By deleting from Table 3 – Height and Bulk Regulations the existing row and requirements for the “C-V/MCEOD-East” zoning district;
  - g. By striking the existing Note 3 after Table 3 and inserting a new Note 3; and
  - h. By inserting a new Note 4 after Table 3.
  - i. Section VII – Signs is amended by deleting Paragraph L in its entirety.
  - j. Section VIII – Off-Street Parking and Loading Regulations is amended by deleting Table 6 – Off-Street Parking and Loading Standards, MCEOD-East” in its entirety.
5. Section XIII – Special Permit Conditions is amended as follows:
- a. By amending Paragraph C.8 by changing the word “Section” to “Sections” and by inserting after the phrase “Sections XII.P.” the phrase “and Q”;
  - b. By deleting Paragraph Q – “Millis Center Economic Opportunity Overlay District – East” in its entirety;
  - c. By inserting a new Paragraph Q entitled “Village Center (VC) Special Permit” consisting of the multiple sub-paragraphs, including but not limited to Performance Standards and Development Criteria, Area Regulations, Density, Open Space and Landscaping, Parking, Affordable Housing, Stormwater Management, Design Regulations, Application Process, and Phased Development.
  - d. By inserting a new Paragraph S entitled “Wineries, Cideries, Micro-Breweries and Distilleries” with Definitions, Conditions and Requirements.

or to take any other action relative thereto.

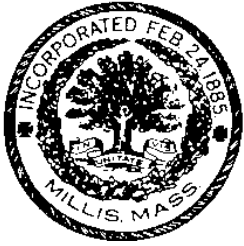
The complete text of the proposed amendments is on file at the office of the Town Clerk, Veterans' Memorial Building, 900 Main Street, Millis, and available for inspection during regular business hours.

**THESE ARTICLES MAY NOT BE NUMBERED AS THEY WILL ULTIMATELY APPEAR IN THE WARRANT AT TOWN MEETING.**

Robert Cantoreggi  
Chairman

March 11, 2014, March 18, 2014

cc: Town Clerk  
Master Plan Committee  
Board of Selectmen  
MAPC  
Dept. of Housing & Community Dev.  
Surrounding Towns/File



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### PUBLIC HEARING NOTICE

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A summary of the amendments to the Zoning Map that are to be considered by the Planning Board include:

- a. Deleting the "Millis Center Economic Overlay District East" from the Town's Zoning Map, said district comprised of parcels of land that are located on Main Street, Plain Street, Adams Street, Milliston Road, Ross Avenue and Lavender Street and parcels that are located off Curve and Union Streets.
- b. By creating a new zoning district called Residential-Village-Center ("R-V-C") and by re-zoning from I-P to R-V-C certain parcels of land that are located off Curve and Union Streets.
- c. By creating a new zoning district called Commercial-Village-Two ("C-V-2") and by re-zoning from I-P to C-V-2 certain parcels of land that are located off Main Street, Adams Street, Plain Street and Lavender Street.
- d. By re-zoning from I-P to C-V certain parcels of land that are located off Union Street.
- e. By re-zoning from I-P to R-V certain parcels of land that are located off High Street.
- f. By re-zoning from C-V to C-V-2 certain parcels of land that are located off Main Street.
- g. By removing certain parcels of land that are located off High Street, Curve Street, Irving Street, Van Kleeck Road, Cole Avenue, Daniels Street, Water Street, Main Street, Union Street, Lavender Street, Plain Street, Timberline Road, Wainwright Circle, and Tuckerdale Way from the Groundwater Protection District Zone A but retaining those parcels in the appropriate underlying Groundwater Protection District Zones 1 and 2, as shown on the current Zoning Map.

or to take any other action relative thereto.

The complete text of the proposed amendments to the Zoning Map, the current Zoning Map, and a revised Zoning Map reflecting the proposed amendments are available at the Office of the

Town Clerk, Veterans' Memorial Building, 900 Main Street, Millis, and available for inspection during regular business hours; and on the Town's website at: [www.millis.net](http://www.millis.net) (Planning Board-Agendas)

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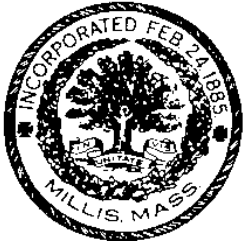
March 11, 2014

March 18, 2014

cc: Town Clerk  
Master Plan Committee  
Board of Selectmen  
MAPC  
Dept. of Housing & Community Dev.  
Farmland Advisory Board  
Surrounding Towns  
File

Public Hearing Bylaw Zoning Map Amendments 3-25-14 ltr.doc





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### PUBLIC HEARING NOTICE

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To see if Town Meeting will vote to amend Zoning By-law §XIII.P.2(b)5 by deleting the following language:

5. Drive through Windows are not Permitted.

and by substituting the following new language:

5. Drive through Windows are Permitted.

or to take any other action relative thereto.

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