

The meeting was called to order at 7:32 p.m. by Mr. Robert Cantoreggi, Chair.

Members present: Robert Cantoreggi, Chair  
George Yered, Clerk  
Catherine MacInnes  
James McKay  
Nicole Riley  
Richard Nichols, Associate Member

Barbara Thissell, P.E.

Members Absent: None

Also present: Edward E. Andrews, 145 Dover Rd.  
Charles E. Kraus, 66 Central St., Wellesley  
Paul Truax, GLM Engineering  
Thomas James, CEO, Radio Frequency Co.  
Tim Clark, Chairman of Board of Directors  
John Kazis, JOPA Realty  
Elmer Chacon, Bellingham

**PUBLIC HEARING**  
**SPECIAL PERMIT APP/SITE PLAN APPROVAL**  
**150 DOVER RD.**  
**RADIO FREQUENCY**

The public hearing was opened at 7:32 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Andrews, who lives across the street from Radio Frequency, requested that the Board postpone the public hearing. He questioned whether the abutters were properly notified, as required by law according to MGL 40A Section 11. He stated that he lives directly across the street and did not receive notification by mail of the public hearing. He stated that in his opinion, only 1/3 of the requirements were fulfilled as stipulated. Mr. Cantoreggi stated that based on the certified abutters list submitted with the application, all on the list were notified. He said that the Planning Board has done its due diligence, based on the information received, and therefore the public hearing will be opened.

Mr. Paul Truax of GLM Engineering presented the application and plans for the project. Radio Frequency Company proposes to construct a 9,225 square foot addition to an existing industrial building located at 150 Dover Road. He said the work would include building the addition, a reconfigured parking area in the rear, and associated site grading and stormwater upgrades. Mr. Truax summarized the history of the property, stating that it is a 50-year old building. The area was zoned Industrial years ago, and then the area was re-zoned to Residential, he said. Mr. Truax stated that the applicant went to the Zoning Board of Appeals for a finding and they did issue a decision, filed with the Town Clerk on March 23, 2012. Mr. Yered read an excerpt from the Decision, wherein the

ZBA granted a variance, finding the “proposed change and alteration will not be substantially more detrimental to neighborhood.”

Mr. Truax described the manufacturing business at Radio Frequency, stating that they build/manufacture specific, specialized equipment. They make manufacturing equipment and parts, he said, and they now need more space for larger pieces of equipment. According to Mr. Truax, technology is changing, so the equipment is bigger. More space is needed, he said, for larger equipment to be installed to keep up with technology. He said they are not expanding the business, rather the building. The number of employees is not expected to increase, he said, and there are currently twenty-five employees.

Mr. Truax referenced Ms. Thissell’s review letter, dated April 23, 2012 (attached). Mr. Truax stated that the items listed under #3 are, in his opinion, all changes that “would not be aesthetically pleasing to the neighborhood.” He said that stormwater standards were looked at and there is a detention basin in back. This is a low impact development, he said. Parking was discussed and he said that the number of available parking spaces would be reduced from 80 spaces to 58 spaces.

Ms. Thissell discussed and summarized her review letter. She said that although Mr. Truax stated they do not want to improve/change the front parking area “for the neighbors,” she feels it is “not all good sportsmanship on his part to not change the front parking lot,” as they will be saving a great deal of money. They could re-design the front parking lot and bring it into compliance, she said. She requested numerous revisions to the plan.

Mr. Cantoreggi stated that with any redevelopment, the Board takes a strong approach to the stormwater improvements. Concerns were raised by Ms. MacInnes as to expanding a commercial building in a residential community, and she questioned whether the Zoning Board’s Decision was valid or legal. She requested that the Board continue the public hearing until Town Counsel can be consulted before proceeding.

Mr. James stated that “time is of the essence” and before he spends more funds on engineering, etc., he would like to know whether this project could be allowed. He stated that he needs the space to continue at this location and if he cannot do that, he has “to make other plans.” His manufacturing “promotes food safety and the environment,” he said.

Mr. Cantoreggi stated he understands that Radio Frequency is trying to do due diligence for its neighbors, and the Board will work to get an answer for him as soon as possible.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously at 8:39 p.m. to continue the public hearing to Tuesday, May 22, 2012, 7:30 p.m.

**FORM A APPLICATION – ANR PLAN**

**9, 11 & 13 FOREST ROAD**

**GREG WHELAN**

Mr. Whelan submitted an updated ANR application with the appropriate filing fees. He presented the ANR plan. According to Mr. Whelan, the lot line has been “zig-zagged” to go around the garage to allow it to conform and remain on the property. He stated the property has been traded evenly to step around the 12’ x 24’ garage.

On a motion made by Ms. MacInnes, seconded by Mr. McKay, it was voted unanimously to approve and endorse the ANR plan entitled, “Plot Plan of Land in Millis, MA” for Village St. Construction and Robert A. Dixon, dated December 20, 2011, prepared by Colonial Engineering Inc., 11 Awl Street, Medway, MA, for property located at #9, #11 & #13 Forest Rd., Map 29, Parcels 40 & 41, finding the Form A in order and subdivision control not required. The Planning Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

**WAIVER OF SITE PLAN APPROVAL**

**969 MAIN STREET**

**UNIT 2-2**

**MR. JOHN KAZIS/JOPA REALTY**

Mr. John Kazis, the developer of Centennial Place, stated that a restaurant would like to go in next to his dry cleaner business at 969 Main Street. He stated the space is approximately 2,450 square feet. Mr. Kazis stated that the use is allowed under the original special permit which was issued for the mixed-use development. Mr. Kazis requested a waiver of the site plan review process as there is no change in the footprint of the space.

On a motion made by Mr. Cantoreggi, and seconded by Mr. Yered, it was voted unanimously, 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 929 Main Street, Unit 2-2.

**WAIVER OF SITE PLAN APPROVAL**

**925 MAIN STREET (FORMERLY SKIP DOGS)**

**MR. ELMER CHACON – MEXICAN RESTAURANT**

Mr. Chacon proposed opening a Mexican restaurant at 925 Main Street. He said that the restaurant, Skip Dogs, was there before. His restaurant would contain about 10-15 tables, he said. No use of the drive-thru is proposed and he does not intend to change the footprint or anything exterior on the building, other than adding a sign in compliance with the bylaws.

On a motion made by Mr. Cantoreggi, and seconded by Ms. MacInnes, it was voted unanimously, 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 925 Main Street.

**OTHER BUSINESS:**

**1365 MAIN STREET**

**CLEVE'S MOWER REPAIR**

The owner of the business had been sent a letter from the Board regarding the outside storage of equipment along the building. Mr. Cantoreggi spoke with Mr. Cleveland and he was very cooperative and offered to fence off the front end of the property. He hopes to have the fence installed within a couple of months, Mr. Cantoreggi said. The Board thanks Mr. Cleveland for his quick response and plan of action.

**MINUTES**

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was unanimously voted to approve the regular session minutes from March 20, 2012, as written.

**ADJOURN**

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 9:00 p.m.

*Respectfully submitted,*

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*Camille Standley*  
*Administrative Assistant*