

MILLIS PLANNING BOARD MINUTES

Tuesday, July 31, 2012

Room 229, Veterans Memorial Building, 900 Main St., Millis, MA

The meeting was called to order at 7:30 p.m. by Mr. Robert Cantoreggi, Chair.

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

Barbara Thissell, P.E.

Members Absent: Richard Nichols, Associate Member

Also present: Ellen Rosenfeld, 730 Main St.
Daniel Merrikin, Merrikin Engineering, 730 Main St.
Mark Coviello, 115 Hill St., Holliston
David Stratos, 70 Hasting St., Wellesley Hills
Geoff Barrington, 70 Hasting St., Wellesley Hills

WAIVER OF SITE PLAN REVIEW REQUEST

8 MILLISTON ROAD – NAIL SALON

ELLEN ROSENFELD

The Planning Board reviewed a letter, dated July 2, 2012, by Ms. Ellen Rosenfeld requesting a waiver of Site Plan Review for a nail salon, to replace the nutritional supplement retail store, at 8 Milliston Road.

On a motion made by Mr. Yered, and seconded by Mr. McKay, 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 8 Milliston Road.

ENDORSEMENT OF PLANS

150 DOVER ROAD

RADIO FREQUENCY

Ms. Rosenfeld presented the mylar plans for the approved project. The Special Permit was approved on June 26, 2012. The Planning Board endorsed the plans.

PUBLIC HEARING

SCENIC ROAD APPLICATION

RIDGE ST. (MAP 15 LOT 83)

The public hearing was opened at 7:50 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Coviello presented the application and plan, entitled, “Scenic Road Application Plan, Ridge Street, Assessors Map 15 Lot 83,” stamped by Mark S. Coviello, P.E., dated July 10, 2012. Mr. Coviello has a Purchase & Sale Agreement on a 2 ½ acre lot on Ridge Street where he would like to construct a single family home, he said. Ridge Street

is designated as a Scenic Road, he said, therefore he was required to request permission from the Board to alter the stone wall for driveway access. Mr. Coviello stated that he did receive an Order of Conditions from the Conservation Commission for the driveway. Mr. Coviello is also requesting permission to remove two trees and clear some brush along the street for a clearer site line. Mr. Cantoreggi stated that, at his discretion as Tree Warden, Mr. Coviello can replace the two trees elsewhere in Town.

Mr. Cantoreggi stated that he had visited the site and the location proposed is the best location for the driveway.

There being no further questions and on a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was unanimously voted to close the public hearing at 7:57 p.m.

On a motion made by Mr. McKay, and seconded by Ms. MacInnes, it was voted unanimously as follows:

- (1) The Board grants permission for the stone wall to be altered as shown on the plan. Approximately 18 linear feet of existing stone wall to be removed and used as stone wall roundings to the new driveway as shown on the above-mentioned plan.
- (2) The Board grants permission to remove the two (2) flagged trees noted on the plan (14" maple tree and 10" dead ash tree).
- (3) The Board voted that two (2) trees will be replanted. Trees will be a minimum of 2.5 caliper in diameter and planted according to Massachusetts DOT specifications and species. The locations of the trees will be at the discretion of the Millis Tree Warden.
- (4) The Board grants permission for you to remove any brush, no more than 4" in diameter, to clean up and improve the site line for the driveway.

PUBLIC HEARING

SPECIAL PERMIT APP/SITE PLAN APPROVAL

#2-#36 MILLISTON RD.

ROCHE BROTHERS – EXPRESS LANE

The public hearing was opened at 7:57 p.m. with notice being read by Mr. Yered, Clerk.

Ms. Rosenfeld, representing the applicant, stated that Roche Brothers Supermarket has decided to entertain an "Express System." This system, she said, would use four of the current parking spaces for an express lane to pick up groceries. She stated that Roche Brothers has implanted this system in a few of their other stores and the Millis location is well suited for this design.

Mr. Merrikin summarized the project and presented the plans. He stated that the applicant seeks approval to use four existing parking spaces for an express pickup lane that will allow customers to pre-order purchases and drive to the store, temporarily park in the express pickup lane, and allow store personnel to bring the customer's purchase to

their car; similar to curbside pickup at restaurants. No drive-up window is proposed. A Special Permit is also requested for the outside storage cooler/cabinet, he said. According to Mr. Merrikin, the Building Inspector indicated that the Special Permit is necessary because the proposed activities include the installation of an outside storage cabinet/cooler to be located adjacent to the building under the front canopy to hold the express lane customers' purchased products until their arrival.

Mr. Merrikin explained the process, stating that customers pre-order and pre-pay online. They are then given a scheduled time to go to the store, where their purchase will be delivered to their car while parked in the express lane.

Ms. Thissell's review letter, dated July 30, 2012, was reviewed. Traffic was discussed. Mr. Barrington stated that the system allows for two orders per 15 minutes. The average transaction time is two minutes, he said. Once the customer places their order online, they can not change (add/remove) it when they get to the store to pick it up, Mr. Barrington said. The hours of operation for the express lane would be 10:00 AM to 8:00 PM. The location of the call box was discussed. There will be no pre-recording on the call box. Traffic and signage was discussed.

Requested revisions to the plan include:

- Crosswalk added at express lane
- The "straight" pavement arrows were eliminated and the left turn arrow at the northwest corner was revised to note "express pickup" to be painted on the pavement.
- Sign #2 was eliminated.
- A new Sign #3 was added at the southwest corner of the main entry drive of Route 109 and the Sign #3 at CVS was noted to be double sided.

On a motion made by Ms. MacInnes, seconded by Mr. Cantoreggi, it was voted unanimously to close the public hearing at 8:35 p.m.

NEW BUSINESS:

**JOPA REALTY – JOHN KAZIS
CENTENNIAL PLACE
DUMPSTER RELOCATION**

Mr. Kazis met with Mr. McKay and requested he ask the Board about relocation of the dumpster. Mr. McKay presented the plan and stated that Mr. Kazis would like permission to move the dumpster closer to the building. Mr. Cantoreggi did not approve of the proposed new location. The Board was of the opinion that it should be moved to go over the "cultech system." Mr. McKay stated that, according to Guerriere & Halnon, the applicant's engineer, the dumpster could not be located over that system. Mr. McKay will contact Mr. Kazis and report back to the Board.

OTHER BUSINESS:

DELIBERATION/VOTE

ROCHE BROTHERS

#2-#36 MILLISTON ROAD

EXPRESS LANE

SPECIAL PERMIT APPLICATION/SITE PLAN APPROVAL

The Board discussed the application and plans presented. Special Conditions of approval were discussed. Mr. Merrikin will revise plan sheets 5 and 6 as discussed during the hearing.

On a motion made by Ms. MacInnes, seconded by Ms. Riley, it was voted unanimously to grant Roche Brothers Supermarkets, Inc., a special permit for site plan approval to construct an express lane pickup and install two outdoor food storage cabinets at the existing Roche Brothers Supermarket at 2-36 Milliston Road. Associated with express lane pickup will be the conversion of four existing parking spaces into the express lane pickup; the painting of express lane directional markings; the installation of directional signs, a call box, bollards, plastic barriers and two outdoor storage cabinets.

MINUTES

On a motion made by Mr. Yered, seconded by Ms. MacInnes, it was unanimously voted to approve the regular session minutes from June 26, 2012, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Mr. Yered and voted unanimously, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Camille Standley
Administrative Assistant