

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  
Nicole Riley  
Richard Nichols, Associate Member

Barbara J. Thissell, P.E.

Members Absent: James McKay

Also present: Ken Petraglia, BETA Engineering  
Brian A. Joyce, Joyce Law Group  
Stephen Kenney, Attorney  
Despina Sarionides, Dunkin Donuts  
Lindsey Andrade, Dunkin Donuts  
Carlos Andrade, Dunkin Donuts

**DUNKIN DONUTS**

**871 MAIN STREET**

**INFORMAL DISCUSSION RE: DRIVE THRU TRAFFIC**

Mr. Cantoreggi explained the purpose of the informal discussion was to address some traffic concerns which had been raised regarding the drive thru at Dunkin Donuts. Mr. Cantoreggi stated that the queuing of the drive thru is obstructing the sidewalk and pedestrian/child safety is of grave concern. The signage that had recently been placed, according to Mr. Cantoreggi, is “wordy” and should be re-worded and replaced. Ms. Thissell stated that she had visited the site that morning from 6:45 until 7:30 a.m. and did observe the drive-thru queue backing up onto the public sidewalk.

Mr. Joyce spoke on behalf of the franchisee, Mr. Carlos Andrade. He stated that they have, and will continue to do, whatever it takes to be “good neighbors” to Millis, and that Mr. Andrade “always tries to do the right thing.” The Board is in agreement with Mr. Joyce as Mr. Andrade had already addressed a fencing issue and has been very receptive to any issues raised by the Board. Mr. Joyce stated that BETA Engineering was brought in to look at the traffic. They feel that the peak season is September through December. The issue is most acute, Mr. Joyce stated, on Fridays and Saturday between 6:20 to 7:30 am, and at odd times on rainy days. Mr. Yered stated that traffic on Sunday mornings is also of concern, and questioned the feasibility of widening the driveway. Mr. Yered stated that Dunkin Donuts has done a great job, and it is the drivers/customers causing the issues. Signage was discussed and Mr. Joyce will work on changing the signage to be clearer.

Mr. Joyce listed three things which should resolve the problem:

- (1) Mr. Andrade has an agreement with a location in Medfield to open another Dunkin Donuts. This should take 20% of the business from the Millis store. They anticipate the opening to be in the spring of 2013.
- (2) Mr. Andrade is adding a second sandwich making station next week, so service should be much faster.
- (3) The number of employees has doubled from five to ten employees.

Mr. Joyce requested that the Board allow 90-120 days to see if the issue is resolved after taking the above steps. The Board was agreeable to that request and will re-visit the issue after 120 days if necessary.

**FORM A APPLICATION  
APPROVAL NOT REQUIRED  
TRESCA BROTHERS/SCOTT CHESWORTH  
MEADOW CARTWAY**

Mr. Kenney presented the ANR plan on behalf of the applicants. He stated that the plan is to allow conveyance of land on Meadow Cartway from Mr. Chesworth to Tresca Brothers. This does create a non-buildable lot, he said. The Assessor's Office needs a new plan on record for the new lot, so it has to be this form of plan, Mr. Kenney said. Mr. Cantoreggi questioned whether or not Meadow Cartway was a Town accepted public roadway. He would like to look into whether or not the Planning Board can act on a plan with property not on a Town accepted way. Mr. Cantoreggi is fairly certain that Meadow Cartway is not an accepted roadway.

The Board requested that Mr. Kenney allow them time to investigate the issue further and he can re-file the ANR application for the meeting on December 4, 2012.

On a motion made by Ms. MacInnes, seconded by Ms. Riley, it was voted unanimously to deny the ANR application and plan to allow for clarification on the public roadway issue. Fees for a new Form A application will be waived.

**OTHER BUSINESS:**

**ASSISTED LIVING BYLAW  
INFORMAL DISCUSSION**

Ms. Riley had volunteered to look into the assisted living versus nursing home information. She presented her opinion to the Board, stating that Assisted Living Residences are just that – residences – and are therefore not allowed in Industrial zones. There was discussion regarding allowing such residences in some areas, or possibly extending residential zones.

**MILLIS PLANNING BOARD MINUTES**

**Tuesday, November 13, 2012**

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

Ms. Riley said that the Redevelopment Committee is also looking into the Assisted Living Bylaw and she will see what information they have. Town Counsel will also be consulted to see what information they can provide on the issue.

**MINUTES**

On a motion made by Ms. MacInnes, seconded by Mr. Yered, it was unanimously voted to approve the regular session minutes from October 16, 2012, as written.

**ADJOURN**

There being no further discussion and on a motion made by Ms. MacInnes, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 8:28 p.m.

*Respectfully submitted,*

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*Camille Standley*  
*Administrative Assistant*