

MILLIS PLANNING BOARD MINUTES
Thursday, January 30, 2014
Room 229, Veterans Memorial Building, 900 Main St., Millis, MA
(JOINT MEETING WITH MASTER PLAN COMM & BOARD OF SELECTMEN)

The meeting was called to order at 7:36 p.m. by Mr. George Yered, Acting Chair/Clerk.

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

Members Absent:

Also present: Master Plan Committee Members
 Christopher Smith, Selectman
 Charles Vecchi, Selectman
 Charles Aspinwall, Town Administrator
 Kathy Lannon, Board of Health
 Carolyn Murray, Town Counsel
 Mark Racicot, MAPC
 Jeff Butensky, Associate Member, ZBA

MILLIS CENTER ZONING PROJECT UPDATE

Mr. Smith provided an update on the status of the proposed bylaw revisions. He stated that the goal of tonight's meeting is to approve the proposed draft and send to Town Council for review. Some issues to finalize, he said, are the de-mapping of Zone A out of the downtown area and an Assisted Living Bylaw "placeholder."

Ms. Riley provided an update of the status of the Assisted Living Bylaw from a Planning Board perspective. She stated that she had hoped the development and research of a bylaw would be further along, but due to some family medical/personal issues, that was not possible. She, and the Assisted Living Bylaw Committee, are now moving forward in the process and Ms. Riley would recommend putting off a proposed bylaw until the fall town meeting. She said that there are no provisions for Assisted Living in our bylaws right now. Mr. Smith asked Ms. Riley if what MAPC has proposed in the draft would be sufficient for the bylaw. In Ms. Riley's opinion, she does not think that would "be a good idea." She stated the requirements under State law are very specific and more research should be done.

On a motion made by Mr. Smith, seconded by Mr. Simpson, it was unanimously voted by the Master Plan Committee to remove all reference to the Assisted Living Bylaw within the proposed bylaw changes.

The de-mapping of Zone A was discussed. Mr. Aspinwall described the Zone A designations on the Zoning Map and stated that there have been discussions about whether to remove Zone A designations from the downtown area only, or in all Zone A designated areas town-wide. Mr.

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Racicot discussed what Martin Pillsbury, their water expert, had indicated, that “Zone A was an old initial cut at trying to protect water resources,” which may be outdated since Zones I and II have adequate regulations. According to Mr. Racicot, Mr. Pillsbury thought it “appropriate to de-map” Zone A in the downtown area as it is a “strong impediment to re-development due to impervious cover.” Mr. Racicot said that the Zone A requirements are so restrictive, it would preclude development in the downtown area. Mr. Smith recommended a review and analysis of other Zone A areas before removing the designation town-wide rather than just for the downtown area.

Ms. Lannon discussed DEP’s definition of Zone A as meaning a “surface water protection area.” According to DEP regulations, the downtown area being discussed is an “Intermittent Well Head Protection Area” due to the proximity of Wells 1 & 2. There was discussion regarding Zone 1 and the well on-site as being private and not a municipal well for the town’s water supply. Mr. Racicot said if it is a private well, it would not be as restrictive and a new owner may not use the well. Ms. Lannon said that DEP considers the well a “community public water supply.” There was discussion regarding pumping and bottling of the water. Ms. Murray, Town Counsel, said it would depend on how the Town and DEP define the zones. Ms. Lannon said she would follow up with DEP for clarification and Mr. Racicot will double check with Mr. Pillsbury.

There was discussion regarding the Use Table, #36. Retail Establishment selling agricultural goods..., etc. and #37. Medical Marijuana Treatment Centers being allowed in the R-V-C and C-V-2 districts. These uses were not included in the first draft. On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was unanimously voted by the Planning Board to not allow the use for both items (#36 & #37) in the R-V-C and C-V-2 districts.

The two footnotes in the Use Table for the Village Business were discussed. There was discussion as to whether a couple of the references should be changed from footnote #1 to #2 in the Use Table. The Planning Board will look into this.

On a motion made by Ms. MacInnes, seconded by Ms. Riley, it was voted unanimously to send the draft bylaws document to Town Counsel for review.

ADJOURN

There being no further discussion and on a motion made by Mr. Yered, seconded by Mr. Cantoreggi, and voted unanimously, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Camille Standley
Administrative Assistant