

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

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

Members Absent: Robert Cantoreggi, Chair

Also present: Scott Fuzy, 15 Stony Brook Dr.
Thomas McDonough, McDonough Building, Inc.
Paul Kenney, 181 Village St.
Daniel Merrikin, Merrikin Engineering
Robert Fox

REPETITIVE PETITION REQUEST

70 SPRING STREET

THOMAS MCDONOUGH

The Repetitive Petition Request public meeting notice was read by Mr. McKay, Acting Clerk, at 7:30 p.m.

Mr. Paul Kenney, representing Mr. McDonough, petitioned the Planning Board to re-apply to the Zoning Board of Appeal for a lot depth variance for property located at 70 Spring Street.

Mr. Kenney explained that Mr. McDonough filed a petition with the ZBA for a lot depth variance. The ZBA requested that Mr. McDonough obtain an Approval Not Required endorsed plan from the Planning Board which would combine Lots 6 & 7 as shown on the plan entitled, “Plan of Land in Millis, Mass. James R. McDonough et ux.” The Planning Board did approve and endorse the plan on August 6, 2013. According to Mr. Kenney, it was later discovered by the Building Inspector that DeAngelis Way was not a town accepted way, and therefore, a lot depth variance was required for the property. Mr. Kenney stated that Mr. McDonough did not pursue the original lot depth variance request from the ZBA as he believed it was no longer necessary and the ZBA subsequently denied the application on September 11, 2013, as Mr. McDonough did not attend the hearing.

Mr. Kenney believes that the “circumstances with regard to this property establish specific and material changes to the conditions upon which the previous denial was based.” He is seeking the support of the Planning Board to re-apply with the ZBA. Ms. MacInnes was of the opinion that a miscommunication with Mr. McDonough is not a significant change. Mr. McKay stated that a letter or something more substantial from the Building Inspector would have been helpful.

On a motion made by Ms. MacInnes, seconded by Mr. McKay, it was unanimously voted at 7:44 p.m. to close the public meeting on the repetitive petition request

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted (4-1), with Ms. MacInnes voting no, to allow Mr. McDonough to re-file an application with the Zoning Board of Appeals. Voting in favor of this motion was: George Yered, James McKay, Nicole Riley and Richard Nichols.

**FORM A APPLICATION- APPROVAL NOT REQUIRED
ANR PLAN**

**ACORN ST. (MAP 31 PARCEL 33)
400 OLD POST LLC**

Mr. Daniel Merrikin, representing the applicant, presented the application and plan. The ANR subdivides an existing lot into three frontage lots (A, B & C), and Parcel D, which will become a part of the Hickory Hill subdivision, he said. Each of the “buildable” lots shown on the plan has the requisite lot area and frontage on Acorn Street, a public way. Parcel D is an unbuildable parcel and does not require subdivision approval, Mr. Merrikin stated.

On a motion made by Ms. MacInnes, seconded by Mr. McKay, it was voted unanimously (5-0) to approve and endorse an ANR plan entitled, “Plan of Land In Millis, MA” dated January 9, 2014, prepared by Colonial Engineering Inc., P.O. Box 95, Medway, MA 02053 stamped by Paul J. DeSimone, for property located at Acorn Street, Map 31, Parcel 33, finding the Form A in order and subdivision control not required.

The Planning Board found that the land shown on the accompanied plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

PUBLIC HEARING, CONTINUATION
SPECIAL PERMIT APP/SITE PLAN APPROVAL-MODIFICATION
CENTENNIAL PLACE – 983 MAIN ST.
JOHN KAZIS, JOPA REALTY

The public hearing continuation was opened at 7:52 p.m. with notice being read by Mr. McKay, Acting Clerk.

The Planning Board received an email, dated January 13, 2014, from Stephen O’Connell of Andrews Survey & Engineering, Inc., requesting a continuance.

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted unanimously at 7:54 p.m. to continue the public hearing to Tuesday, February 25, 2014, 7:30 p.m.

OTHER BUSINESS:

DUNKIN DONUTS

WEEKEND TRAFFIC

The Board has not received any information from Mr. Joyce regarding his meeting with the Police Chief. Additional concerns raised were deliveries being made in the drive-up lane and employee parking after snowfall. Ms. Standley will contact Mr. Joyce.

MINUTES

On a motion made by Mr. McKay, seconded by Ms. Riley, it was unanimously voted to approve the draft minutes from December 10, 2013, as written.

On a motion made by Mr. McKay, seconded by Ms. Riley, it was unanimously voted to approve the draft minutes from December 11, 2013, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Yered, seconded by Ms. MacInnes and voted unanimously, the meeting was adjourned at 8:00 p.m.

Scheduled Planning Board Meetings: February 25, 2014

Respectfully submitted,

Camille Standley
Administrative Assistant