

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

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

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Dan Merrikin, Merrikin Engineering
Keith Edison, Police Chief
Jeff D’Amico, Compass Project Management
Wayne Klocko, 85 Walnut St.
Kevin Witzell, CDR Maguire, Inc.
William Murray, Places Associates

NEEDHAM BANK

857 MAIN ST.

PLAN ENDORSEMENT

Mr. Merrikin presented the mylar set of plans for the approved project (approved 11/18/14). The appeal period has ended and Mr. Merrikin requested that the Board endorse the plans.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously to endorse the approved plans. The plans were endorsed accordingly.

NEW POLICE STATION

37 AUBURN RD.

INFORMAL DISCUSSION

Mr. Murray, representing the Town of Millis, requested an informal discussion prior to the public hearing on the application for the proposed new police station on the site of the old library at the intersection of Auburn Road and Main Street. He stated that additional permitting through other Town boards will be necessary as the site is “complex.” Site preparation, relocation of a buried culvert crossing site, construction of a new police headquarters building, site and related appurtenances are all part of the work proposed. According to Mr. Murray, “a modern police station has a lot of requirements.” Mr. Murray stated that waivers requested are for application/filing fees and a reduction in the number of Stormwater Management reports submitted. Consultant peer review fees will not be waived. This project is a “cooperative design build project,” he said, and they are hoping to expedite the project. An issue they are dealing with is the discovery of some hydrocarbons in the soil in front of the old library and they are awaiting a report on how best to deal with this.

Mr. Murray stated that a traffic study had not been done as the project is a re-location of an existing use on the same street. Chief Edison stated that he believes a traffic study was conducted approximately two years ago at the intersection of Main Street and Auburn Road as part of another application and he will look into it. Mr. McKay stated that the study provided by Dairy Queen/Centennial Place could also be reviewed. Mr. Cantoreggi stated that a photometric plan would be needed. Mr. Murray stated that the plan would be ready in time for the public hearing.

Mr. D’Amico from Compass Project Management discussed the design development and funding. Until some parameters are defined, they cannot estimate a final cost; they are “waiting for data to update the numbers,” he said. Ms. MacInnes asked whether any funds from other budgets would need to be used to cover costs for the project. Mr. D’Amico stated that there is no intention to take from another budget and he will notify the Planning Board of the final numbers.

There was discussion regarding the design of the building; specifically the front of the building. Chief Edison stated that the design is different to “stand out” as a police station and not blend in with other buildings on the street.

The public hearing on this project is scheduled for Tuesday, February 10, 2015, at 7:30 p.m.

OTHER BUSINESS:

**KENSINGTON PLACE
PROPOSED 40B PROJECT**

Ms. MacInnes presented a draft letter to various boards regarding the proposed 40B project currently before the Board of Selectmen and Zoning Board of Appeals. The letter stated that the Planning Board’s Subdivision Rules and Regulations regarding construction of the roadway, etc. not be waived to provide safety to new owners and current residents on Van Kleeck Rd.

On a motion made by Ms. MacInnes, seconded by Ms. Riley, it was voted unanimously to approve the letter for distribution.

SOLAR BYLAW DISCUSSION

Mr. Nichols stated that the bylaw from Marion is what he prefers. This will be reviewed by the Board and Mr. Weiss from the Mills Energy Committee. Ms. MacInnes stated that solar applications can be regulated by bylaws, but not denied.

POULTRY/URBAN DOMESTICATED FOWL BYLAW DISCUSSION

Mr. Cantoreggi stated that he would contact Town Counsel to draft a warrant article.

ASSISTED LIVING/SENIOR LIVING BYLAW

The Board reviewed the letter from Ms. Beth Wierling regarding a proposal for her services to provide a report in regards to senior living opportunities provided in surrounding towns. A scope of work was provided for “Senior Housing Research.”

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to accept the research proposal, not to exceed fifteen hours, provided by Ms. Wierling.

Mr. Cantoreggi stated that an Assisted Living Bylaw would be presented in time for the fall town meeting.

MINUTES

On a motion made by Mr. McKay, seconded by Ms. Riley, it was unanimously voted to approve the minutes from December 16, 2014, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes and voted unanimously, the meeting was adjourned at 8:50 p.m.

Scheduled Planning Board Meetings: February 10, 2015
March 24, 2015

Respectfully submitted,

Camille Standley
Administrative Assistant