

The meeting was called to order at 7:32 p.m. by Mr. Cantoreggi, Chair.

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

Philip Paradis, P.E., BETA Engineering

Members Absent: Nicole Riley

Also present: Scott Fuzy, 15 Stony Brook Dr.
John Kazis, 3 Gavin Ln., Walpole
Carolyn Murray, Kopelman & Paige, PC
Kathy Lannon, Board of Health
Charles Steele, 1063 Great Plain Ave., Needham
Rebecca Waters Abalutzk, 69 Lavender St.
Robert Michaud, MDM Transportation Consultants
Marc Rosenfeld, 730 Main St.
Ellen Rosenfeld, 730 Main St.
Dan Merrikin, Merrikin Engineering
Richard Pilla, 4 Berkely Dr., Walpole
Jeffrey Ferris, 125 Brewery Lane, Portsmouth, NH
Steven Cosmos, 5 Longview St., Natick
Thomas Waltham, Jr., 2 Shaker Rd., Shirley
Stephen O'Connell, Andrews Survey & Engineering, Inc.

PUBLIC HEARING, SPECIAL PERMIT/SITE PLAN APPROVAL
857 MAIN STREET – NEEDHAM BANK
BANK OFFICE WITH DRIVE-THRU

The public hearing was opened at 7:32 p.m. with notice being read by Mr. Yered, Clerk.

Ms. Ellen Rosenfeld, representing the applicant, requested a continuance until 8:15 p.m. Due to an unforeseen scheduling conflict, the applicant was before the Zoning Board of Appeals.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was voted unanimously at 7:34 p.m. to continue the public hearing to 8:15 p.m.

Letter from Ms. Thissell
Consulting Engineer

Mr. Cantoreggi read a letter from Ms. Thissell, P.E., dated October 9, 2014, into the record. Ms. Thissell has been appointed Director of Public Health for the Town of Millis and is therefore resigning from the Planning Board as the consulting engineer.

The Planning Board extended their sincere best wishes and thanks to Ms. Thissell for her years of assistance to the Board. Mr. Scott Fuzy expressed his congratulations to Ms. Thissell.

Mr. Cantoreggi introduced Mr. Philip Paradis, P.E., of BETA Engineering, who will be the interim consulting engineer.

Assisted Living Bylaw – Discussion

Mr. Cantoreggi stated that Ms. Riley has taken the lead on looking into the bylaw. The Board is currently reviewing a rough draft. The Board hopes to hold a public hearing in the future in order to have a proposed bylaw on the warrant for the spring town meeting.

Solar Bylaw – Discussion

Mr. Cantoreggi stated that Mr. Nichols has been working on a solar bylaw. A future public hearing will be held on this as well in the hopes of being available for the spring town meeting.

PUBLIC HEARING

PROPOSED BYLAW AMENDMENTS

RAISING AND KEEPING OF POULTRY

The public hearing was opened at 7:45 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Cantoreggi provided an update as to the proposed amendments. In November, 2013, an Article was approved at Town Meeting adding **Urban Domesticated Fowl or Rabbits Regulations** to the Town’s General Bylaws. Ms. Murray stated that the proposed amendments before the Board are an attempt to bring the domesticated keeping of chickens and the Zoning Bylaws in synch with one another.

Ms. Lannon stated that she “is puzzled where this came from” because, to her knowledge, there has been no problem with this issue and she has been working with the Animal Control Officer on this for years. Ms. Lannon said that she received an email stating that no domesticated fowl permits could be issued until this was resolved. According to Ms. Lannon, no chicken permits under the new General Bylaw have been issued to date that she is aware of.

There was discussion as to where the amount of “five or more” chickens originated. Ms. Murray stated that with her conversations with the Zoning Enforcement Officer, he thought that was an appropriate amount. Mr. Cantoreggi stated that he would rather the amount be changed to “eleven or more.”

Ms. Lannon stated that the Regulations in the General Bylaws, Section C, cites zoning Chapter MGL Ch. 40A, Section 11 for notification requirements. She suggested that a more reasonable level of notification be discussed for Spring Town Meeting as it is too late at this time. There was discussion regarding the costs of notification to abutters, etc. Mr. Cantoreggi stated that the purpose of the General Bylaw was “to make it easier and

less costly” for residents to acquire backyard chickens. Ms. Murray stated that one option would be to change the General Bylaw to relax the notification requirement and remove the citation of zoning Chapter MGL Ch. 40A, Section 11. This issue will be discussed at a later date to address in the spring.

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was **voted unanimously to amend the proposed amendments to change “five or more” to “eleven or more” and to now read:**

Amending Section V – Use Regulations Table 1. Use Regulations, Agricultural #5 by inserting before the word "poultry" the following phrase: “eleven or more” such that the Use as amended shall state: “5. Noncommercial raising and keeping of livestock, horses, and eleven or more poultry” and by amending Accessory Use #16 by deleting “Accessory building for keeping of livestock, horses, or poultry (non-commercial). Provided that they are not housed or penned within 40 feet of property line” and replacing with the following new Use #16: “Accessory building for keeping of livestock, horses, or eleven or more poultry (non-commercial). Provided that the livestock and horses are not housed or penned within 40 feet of property line and provided that the eleven or more poultry are not housed within 10 feet of property line,”

Amending Section II Definitions - the definition of Agriculture to state “the keeping and raising of eleven or more poultry” before the word “poultry”, and amend Section IX, paragraphs B.1, B.2 and B.3 to insert the words “eleven or more” before the word “poultry” as it appears in these sections, or to take any other action relative thereto.

There being no further discussion, on a motion made by Ms. MacInnes, seconded by Mr. McKay, it was unanimously voted to close the public hearing on the proposed bylaw amendments at 8:10 p.m.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was unanimously voted to recommend approval of the bylaw amendment proposal **as amended in the public hearing notice**. The Planning Board **recommends approval, subject to their amendment**, of the poultry bylaw amendments at the Town Meeting to be held on November 3, 2014.

PUBLIC HEARING, SPECIAL PERMIT/SITE PLAN APPROVAL, CONT.
857 MAIN STREET – NEEDHAM BANK
BANK OFFICE WITH DRIVE-THRU

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was voted unanimously to waive the reading of the public hearing notice.

Ms. Rosenfeld, representing the applicant, Needham Bank, stated that the project was for the re-development of the old Shell Station at 857 Main Street to construct a Needham Bank branch. She introduced the applicant and other professionals involved with the project.

Mr. Charles Steele, Senior Vice President of Needham Bank, provided a history of Needham Bank, which was founded in 1892. He said they are a “community-oriented” organization and “give back” to the communities where they are located. According to Mr. Steele, they need additional branches and would like to be located in Millis. They will be leasing the property for a long-term lease. Needham Bank supports many local civic activities, he said.

Mr. Merrikin presented the site plan and application. The applicant proposes to demolish the existing auto repair facilities to clear the site for the re-development. It is proposed to construct a new Needham Bank branch office with a drive-thru lane and ATM lane. Mr. Merrikin stated that the site is pre-existing non-conforming due to several lot dimensional deficiencies and an application is also before the ZBA for parking relief and all non-conformities. No Planning Board waivers will be requested, he said. Currently there is no stormwater management on the property and they have designed and submitted a comprehensive drainage report.

Mr. Ferris of The Element Group, the project architect, presented the building design and sign package. Lighting was discussed. Mr. Cantoreggi stated that bright splashdown lighting on residential homes would not be permitted. Mr. Merrikin stated that a photometric plan would be provided for the next meeting. Signage was discussed. Mr. Yered and Mr. Nichols requested other options for design of the sign out front.

Ms. Waters Abalutzk, an abutter to the project, stated that she is pleased with the proposed project and “whole-heartedly” supports it as the lot in its current state is an “eyesore.” Mr. Merrikin stated that the bank is hoping to start construction as soon as all permits are in place. Ms. MacInnes stated that the owner of the property should clean it up a bit right away.

Mr. Michaud of MDM Transportation Consultants presented the traffic study. The traffic count was done in May and September. The intersections at 857 Main St. and Milliston Road were studied. He stated that the study showed that there is ample capacity at the signals to accommodate the bank volume. According to Mr. Michaud, they are in discussions with the Town Administrator to evaluate the signals.

Mr. Cosmos of Cosmos and Associates presented the proposed landscape architecture. The site is designed, he said, to look nice year round with sustainable and maintainable landscape.

Due to the change in Planning Board engineering consultants, Mr. Paradis did not have adequate time to complete the review of the application and plans. Mr. Merrikin is aware of this; however, he wanted to make the presentation to the Board.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was unanimously voted to continue the public hearing at 9:08 p.m. to Tuesday, November 18, 2014, 8:15 pm.

979 Main Street – Centennial Place

JOPA Realty/John Kazis

Signage Discussion

Mr. O’Connell presented a letter, dated October 21, 2014, regarding the signage at Centennial Place. Pursuant to the Conditions of Decision Approval (#2) for signage, the Planning Board reviewed the letter and attached “Exhibits A, B & C,” dated October 21, 2014, and the sign rendering presented by Mr. Wilson in reference to Lumpy’s Liquors, a future tenant at Centennial Place.

Building #1 Free-Standing Monument Sign (“Exhibit A”) – signage to be externally illuminated. “DQ” sign plus three tenants. The “DQ” sign will be high-density plastic and monument to be core cultured stone façade.

Building #1 Wall Mounted Sign (Exhibit B”) – signage for the Dairy Queen Restaurant will be internally illuminated. Signage will be affixed to the Main Street side of the building and the rear of the building.

Building #2 Free-Standing Sign (“Exhibit C”) – a new free-standing sign will replace the current sign for the existing building (969 Main Street) and their tenants. This free-standing sign will be externally lit. The two free-standing monument signs should create symmetry and stone facades to match.

Lumpy’s Liquors Sign – LED mounted lights inside with royal blue awnings over each of the three windows with “goose-neck” lamps. Aluminum and acrylic lettering for sign.

Mr. Yered stated that he does “not like the DQ sign for out front” and it does not match the sign on the other side. Mr. Yered expressed his displeasure and stated that he wanted a more detailed sign design and a “better representation about how the sign is going to look.” Mr. Yered said that he had asked Mr. O’Connell on numerous occasions to present a more detailed sign design, but none has been provided to date.

On a motion made by Ms. MacInnes, seconded by Mr. Cantoreggi, it was voted (4-1), with Mr. Cantoreggi, Ms. MacInnes, Mr. MacKay and Mr. Nichols voting in the affirmative, and Mr. Yered opposed, to approve the project signage design as described/shown on the attached letter, Exhibits, and rendering (attached), subject to the size of the signs and the number of signs must conform to the zoning by-laws for the Town of Millis.

All signage must meet all requirements/regulations set forth in the Zoning Bylaws. Signs approved by the Planning Board may not be installed until reviewed by the Building Inspector/Zoning Enforcement Officer and all approval(s) of the Zoning Board of Appeals are in place, if required.

OTHER BUSINESS:

MINUTES

On a motion made by Ms. MacInnes, seconded by Mr. McKay, it was unanimously voted to approve the minutes from September 23, 2014, as written.

ADJOURN

There being no further discussion and on a motion made by Ms. MacInnes, seconded by Mr. Cantoreggi and voted unanimously, the meeting was adjourned at 9:50 p.m.

Scheduled Planning Board Meetings: November 18, 2014

Respectfully submitted,

Camille Standley
Administrative Assistant