

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

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

Philip Paradis, P.E., BETA Engineering

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Ellen Rosenfeld, 730 Main St.
Dan Merrikin, Merrikin Engineering
Charles Steele, 1063 Great Plain Ave., Needham
Richard Pilla, 4 Berkely Dr., Walpole
Rebecca Waters Abalutzk, 69 Lavender St.
Courtney Jones, 28 Lord St., Suite 280, Marlborough, MA

REQUESTS FOR WAIVER OF SITE PLAN APPROVAL

4-36 MILLISTON RD. – ROCHE BROS./CHYTEN

**730 MAIN STREET & 27 MILLISTON RD. – OFFICE BUILDING/GOLD’S GYM
MILLISTON COMMON, INC.**

ELLEN ROSENFELD

The Planning Board met with Ms. Ellen Rosenfeld. She requested two Waivers of Site Plan Review/Approval for the above-mentioned locations in Millis Plaza.

Ms. Rosenfeld summarized her letters, dated November 10, 2014. According to Ms. Rosenfeld, she has contracted with a solar company to place solar panels on the roofs of the buildings to service the property and the buildings. The solar company hires a structural engineer and they “take care of everything,” she said. No site improvements are proposed, Ms. Rosenfeld said, and the building permit process will address all issues and concerns that may arise. Mr. Nichols asked what would happen if the solar structure was abandoned. Ms. Rosenfeld stated that they could remove the panels and leave the structure; however, she would ask the solar company about this.

On a motion made by Mr. Cantoreggi, and seconded by Ms. MacInnes, it was voted unanimously (6-0), pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review for 4-36 Milliston Road, 730 Main Street, and 27 Milliston Road, for solar panel installations on buildings.

Assisted Living Bylaw – Discussion

Ms. Riley summarized the reasons for creating an Assisted Living Bylaw. She discussed the approach at developing what is before the Board at this time for a proposed bylaw. She stated that Mr. David Baker has also emailed some revisions to the currently drafted bylaw under review. Mr. Cantoreggi suggested that all members review the draft prepared by Ms. Riley before the next meeting when it can be discussed further. The Board hopes to have something prepared to submit to the Selectmen for approval in time for the Spring town meeting.

Solar Bylaw – Discussion

Mr. Nichols discussed the Solar Bylaw, which is the same bylaw that the town of Marion has adopted. He stated that there are three types of solar circumstances/groups to regulate. Mr. Cantoreggi suggested that all members review what Mr. Nichols has presented before the next meeting when it can be discussed further. The Board hopes to have something prepared to submit to the Selectmen for approval in time for the Spring town meeting.

PUBLIC HEARING, SPECIAL PERMIT/SITE PLAN APPROVAL, CONT.

857 MAIN STREET – NEEDHAM BANK

BANK OFFICE WITH DRIVE-THRU

The public hearing continuation was opened at 8:15 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Merrikin summarized the application and proposed project. He stated that he received the comments from the Planning Board’s consulting engineer and the substantive changes requested by BETA Engineering have been made. Mr. Merrikin said that the Zoning Board of Appeals closed their hearing and granted approval. Mr. Merrikin submitted a site photometric plan along with a set of “cut sheets” for the various exterior light fixtures proposed. A drawing of a post clock, which the Applicant proposes to install at the Main Street entrance, was also submitted.

Mr. Paradis of BETA Engineering stated that, in his opinion, the plans are well engineered and designed. Comments raised in his review letter have been addressed, he said.

Landscaping was discussed. Mr. Cantoreggi requested that the landscaping be continuously maintained and plants in place throughout the year.

Mr. Merrikin said that the Town has an issue with Plain Street and Milliston Road lights and they have asked the Applicant for a traffic study. He stated that the Applicant has agreed to provide the Department of Public Works with a complete design for the Main Street intersection signal modifications at Plain Street and Milliston Road in order to provide coordinated operation between the two intersections using GPS equipment. The Department of Public Works has requested this design so that the Town can implement the necessary changes in subsequent annual roadwork projects. The Applicant will

respond to any reasonable inquiries the Town or its contractor may have at the time of installation of the improvements and shall inspect the completed construction and make any necessary programming adjustments to ensure the intended operation of the intersections, Mr. Merrikin stated.

There were no further questions and on a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was voted unanimously at 8:30 p.m. to close the public hearing.

OTHER BUSINESS:

DELIBERATION/VOTE:

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

The Board discussed the application and plans. Special conditions of approval were discussed.

On a motion made by Ms. MacInnes and seconded by Mr. McKay, with Mr. Cantoreggi, Mr. Yered, Ms. Riley, and Mr. Nichols voting in the affirmative, it was unanimously voted to grant to the applicant, the Needham Bank, a **Special Permit** for site plan approval, with conditions, and a **Special Permit** for a Drive-Up Window, for property located at 857 Main Street. The site and the approved improvements are depicted on a seven sheet plan set entitled “Needham Bank Site Plan of Land in Millis, MA,” dated September 10, 2014 with a final revision date of November 14, 2014, prepared by Merrikin Engineering, LLP.

SIGN AMENDMENT

Mr. Cantoreggi suggested that the Board look into a sign amendment for businesses on a certain section of town; along the roadway. The Board will draft something to suggest for Spring town meeting.

MINUTES

On a motion made by Mr. McKay, seconded by Ms. Riley, it was unanimously voted to approve the minutes from October 21, 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 8:45 p.m.

Scheduled Planning Board Meetings: December 16, 2014

Respectfully submitted,

*Camille Standley
Administrative Assistant*