

MILLIS PLANNING BOARD MINUTES

Tuesday, December 16, 2014

Room 229, Veterans Memorial Building, 900 Main St., Millis, MA

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.
Sven Myrberg, 725 Main St.
Ellen Rosenfeld, 730 Main St.
Dan Merrikin, Merrikin Engineering
Judith Pond Pfeffer, Atty., 37 Arlington St., Franklin
Steve Laramee, 725 Main St.
Joseph Housley, 725 Main St.

FORM A APPLICATION

ANR PLAN ENDORSEMENT

936 MAIN STREET

DR. LLOYD TERAN/ATTY. JUDITH POND PFEFFER

According to Attorney Judith Pond Pfeffer, representing the applicant, the plan is to confirm lot line #5 determined by the Supreme Court. This plan alleviates encroachments, per court order, Attorney Pfeffer said, and returns 400 square feet of land to Dr. Teran from Mr. Wright. The plan meets all the requirements for an ANR endorsement; public way, frontage, vital access, Mr. Cantoreggi stated.

On a motion made by Mr. Yered, seconded by Ms. Riley, it was voted unanimously (6-0) to approve and endorse an ANR plan entitled, "Plan of Land in Millis, MA" dated August 8, 2014, prepared by Continental Land Survey, LLC, 105 Beaver Street, Franklin, MA 02038, stamped by Christopher C. Charlton, PLS, for property located at 936 Main Street, Map 23, Parcel 113, finding the Form A in order and subdivision control not required.

The Planning Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly. (Note: there was a typographical error on the plan. It was later corrected and the Board endorsed/signed the plan on 12/17/14.)

**FORM A APPLICATION
ANR PLAN ENDORSEMENT
SOUTHEND FARM**

SOUTHEND FARM LLC/ELLEN ROSENFELD

Mr. Merrikin presented the 2-sheet ANR plan for seven lots in Southend Farm; Lot 9B Beech Street and Frontier Lane. Lot 9C will be subdivided later, Mr. Merrikin said.

On a motion made by Ms. MacInnes, seconded by Mr. Cantoreggi, it was voted unanimously (6-0) to approve and endorse an ANR plan entitled “Southend Farm A.N.R. Subdivision Plan of Land In Millis, MA” (2 sheets) dated December 15, 2014, stamped and prepared by Paul J. DeSimone, PLS, Colonial Engineering, P.O. Box 95, Medway, MA 02053, finding the Form A in order and subdivision control not required. The portions of land are contained within the Definitive Subdivision known as Southend Farm, located along Frontier Lane, Beech Street, and Evergreen Terrace. The plan includes Assessors Map 9, Parcel 53. The ANR subdivides the existing large lot 9B into the following:

- Seven new buildable house lots (Developer’s Lot #'s 35, 37, 39, 41, 43, 44 and 45); and
- One large lot of remaining land (Developer’s Lot # 9C), which is considered a buildable lot;

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

**SOUTHEND FARM
SECURITY REDUCTION REQUEST
SOUTHEND FARM, LCC**

Mr. Merrikin presented a letter, dated December 5, 2014, wherein it is requested to reduce the subdivision security amount for Southend Farm. The security amount is presently set at \$334,032 and is secured by a Tripartite Agreement, he said. According to Mr. Merrikin, the applicant recently completed the installation of the entire berm and the topcoat pavement on roadways and sidewalks.

The Board reviewed a letter and worksheet from BETA engineering, dated December 11, 2014, wherein it is recommended that the security be reduced to \$114,163.20.

On a motion made by Ms. Riley, seconded by Mr. McKay, it was unanimously voted (6-0-0) to reduce the subdivision bond being held on Southend Farm from \$334,032 .00 to \$114,163.00 as requested by Daniel Merrikin, Merrikin Engineering LLP, on behalf of Ellen Rosenfeld; and as recommended by BETA Engineering, Planning Board’s consulting engineers.

REQUEST FOR WAIVER OF SITE PLAN APPROVAL

725 MAIN STREET

ANN & HOPE BUILDING

JOSEPH HOUSLEY/STEVE LARAMEE

The Planning Board met with Mr. Joseph Housley. Mr. Housley stated that he has been contracted with Ann & Hope to build a bathroom for a new tenant and to tie the sewage line into the existing sewage line owned by Ann & Hope. He has requested a waiver of site plan review. According to Mr. Housley, only a small amount of excavation work will be performed and the area will “be put back as it was.” There is no change in the footprint of the building.

Mr. Sven Myrberg gave a brief overview of the “hydroponic lettuce growing” business proposed to use 22,000 square feet of the existing building. The applicant for the business will come in separately for any permits, he said.

On a motion made by Mr. Cantoreggi, and seconded by Ms. MacInnes, it was voted unanimously, 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 bathroom construction and sewage line tie in at 725 Main Street. Any necessary permits for change of use, etc., will be pulled by the applicant/new tenant. Ann & Hope will also be responsible for changing out the meter to a size deemed more appropriate by the DPW.

OTHER BUSINESS:

KENSINGTON PLACE

PROPOSED 40B PROJECT

Ms. MacInnes discussed the proposed 40B project currently before the Board of Selectmen and Zoning Board of Appeals for approval. She suggested that the Planning Board write to the Selectmen and Zoning Board of Appeals regarding construction of the roadway and not waiving any of the requirements for that construction. Ms. MacInnes will draft a letter.

FY16 BUDGET

The Board reviewed the FY16 draft budget. There was a deficit in last year’s advertising budget due to the amount of articles proposed at town meetings. Mr. Cantoreggi recommended increasing the Advertising budget amount to \$5,000.00 and the Engineering budget amount to \$1,500.00.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to approve the FY16 Budget as amended.

EPA STORMWATER MANAGEMENT REGULATIONS (MS4)

Mr. McKay updated the Board on the new Federal Stormwater Regulations that will be affecting municipalities and how Millis is going to prepare. He said there will be a joint meeting/learning session with all Town boards coming up and he will keep the Board apprised of the date and time.

MILLIS PLANNING BOARD MINUTES

Tuesday, December 16, 2014

Room 229, Veterans Memorial Building, 900 Main St., Millis, MA

MINUTES

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was unanimously voted to approve the minutes from November 18, 2014, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. McKay, seconded by Ms. MacInnes and voted unanimously, the meeting was adjourned at 8:30 p.m.

Scheduled Planning Board Meetings: January 20, 2015

Respectfully submitted,

Camille Standley

Administrative Assistant