

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

Members present: Robert Cantoreggi, Chair
George Yered, Clerk
James McKay
Richard Nichols
Nicole Riley
Carlo Molinari, Associate

Melissa Recos, BETA Group

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Bruce Wilson, G&H, Central St., Franklin
Tom McDonough, 118 Norfolk Rd.
Michael J. Dryden, Bohler Engineering, Southboro
Scott Miccile, Toll Brothers, 134 Flanders Rd., Westboro
Atty. Edward Cannon, Doherty, Ciechanowski, Dugan & Cannon
Cathy MacInnes, 78 Island Rd.
Valerie J. Richard, 127 Orchard St.
Katy Richardson, 6 Bullard Ln.
Estelle Marshall, 173 Orchard St.
Diane & Jerry Nannaley, 123 Orchard St.
Charlie & Susan Vecchi, 44 Walnut St.
Peter Jermain, 21 Causeway St.
Rob Hubbell, 68 Orchard St.
Ben Miele, 276 Willowgate Rise, Holliston
Jen Kirkpatrick, 37 Foxwood Cove, Holliston
Chris Levasseur, 289 Willowgate Rise, Holliston

FORMA A APPLICATION-APPROVAL NOT REQUIRED

43 VAN KLEECK RD.

THOMAS MCDONOUGH

Mr. Bruce Wilson of Guerriere of Halnon, Inc., representing the applicant, presented the application and plan. He stated that Parcel A is being “cut out” as part of a boundary agreement. The existing structure and garage on Lot 1 will be torn down, he said. According to Mr. McDonough, the property is being developed as a “friendly 40B” and is currently under review by the Zoning Board of Appeals for approval of 12-13 house lots.

The Board found that the land shown on the plan did not constitute a subdivision within the meaning of the Subdivision Control Law.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously (6-0) to approve and endorse an ANR plan entitled, “Plan of Land on Van Kleeck Road in Millis, Massachusetts,” dated November 2, 2016, Revised November 22, 2016, prepared

by Guerriere & Halnon, Inc., 55 West Central St., Franklin, MA 02038, stamped by Robert E. Constantine, II, PLS, for property located at 43 Van Kleeck Road, Map 19 Parcel115, finding the Form A in order and subdivision control not required.

SCENIC ROAD APPLICATION, PUBLIC HEARING

84 ORCHARD STREET/ORCHARD STREET

WATER MAIN PROJECT

SCOTT MICCILE, TOLL BROTHERS, INC.

The public hearing was opened at 7:38 p.m. with notice being read by Mr. Yered, Clerk.

Atty. Cannon summarized the application, stating that permission is being sought to complete the work along Orchard Street required to install the new water main proposed in conjunction with the Glen Ellen Senior Residential Community Development. As Orchard Street is classified as a Scenic Road, the application is necessary for work in the Town right-of-way.

Mr. Dryden of Bohler Engineering provided an overview of the project. He stated that the project entails replacement of the existing 6” water main line (approximately 4200 linear feet) to be replaced with a 12” line. Existing service connections will be restored, he said. The project is entirely within the right-of-way. Any pruning would be minimal and “only if absolutely necessary during construction,” rather than mass pruning, Mr. Dryden stated.

Mr. Cantoreggi explained that typically, significant trees would be marked on site and a plan would be prepared. As Tree Warden, he said, anything over a 2-inch cut would require his approval. Mr. Dryden stated that they are not quite sure what they will encounter and their “hope is to not impact the trees.” Mr. Dryden said that the timeframe and duration of the project has not yet been discussed, but they will be working closely with the Town when appropriate.

Mr. Vecchi asked for clarification as to whether or not the roadway would be widened, etc. Mr. Dryden stated that they will be staying within the “pave limits.” Mr. Cantoreggi said that there will be a full depth reconstruction of the roadway – no widening of the road or any other changes to the roadway (straightening), etc. Abutters questioned the timing and timeframe for the project as it will be impactful to those using the roadway. Mr. Cantoreggi stated that typically these types of projects are from April through the fall. He said that there will always be access through the roadway. Atty. Cannon stated that at this point, a timeline has not been discussed in detail as the applicant is still going through the various permitting processes.

Mr. Cantoreggi explained that the Planning Board and DPW will be involved in the process and the Board’s consulting engineers will be on site when it is called for. He said that if the applicant has to remove a tree, they have to replace that tree with another at a different location at the direction of the Tree Warden, or the applicant may be required to make a donation to the Town’s Tree Pruning fund. Mr. Cantoreggi said that if it is determined that a tree should be removed, a separate tree hearing would be held.

There were no further questions or comments. On a motion made by Mr. McKay, seconded by Mr. Nichols, it was voted unanimously (6-0) at 8:04 p.m. to close the public hearing.

OTHER BUSINESS:

**SPECIAL PERMIT W/SITE PLAN APPROVAL APPLICATION
34-36 EXCHANGE ST. - MCEOD
DELIBERATION/VOTE**

The Board discussed the application and reviewed the plans for the re-development of the existing building. The applicant is proposing to add a second story with residential apartments. There will be one driveway with an entrance and exit. Special conditions and findings were discussed, along with the requirement for a park bench and plantings.

On a motion made by Mr. Nichols and seconded by Mr. McKay, with Mr. Cantoreggi, Mr. Yered, Mr. McKay, Ms. Riley, Mr. Nichols, and Mr. Molinari voting in the affirmative, it was unanimously voted (6-0) to grant to the Applicant, the 34-36 Exchange Street LLC, a **Special Permit** for site plan approval and a **Special Permit** for a Mixed-Use Development, with conditions, for property located at 34-36 Exchange Street. The site and the approved improvements are depicted on a three-sheet plan set entitled “34-36 Exchange Street Site Plan of Land in Millis, MA,” dated May 19, 2016 with a final revision date of October 27, 2016, prepared by Merrikin Engineering, LLP.

**SPECIAL PERMIT MODIFICATION, SENIOR RESIDENTIAL COMMUNITY
DEVELOPMENT (SRCDD)
GLEN ELLEN COUNTRY CLUB - 84 ORCHARD STREET
TOLL BROTHERS
DELIBERATION**

The Board discussed the application and reviewed the plans. There was discussion regarding the nullification of the original Special Permit issued in 2008 (valid until January 2018), if a modified Special Permit is approved. The necessity of clarification of “phasing” was discussed, along with the criteria for modification to the existing Special Permit being met. Open Space was discussed since the amenity of golf was being removed; ideas such as the applicant considering Town park improvements of some sort. Issues to consider included: maintenance of Open Space; Homeowner’s Association; Sewer and Stormwater basin maintenance. Ms. Recos stated that once the Definitive Plans are filed, there will be more conditions imposed.

Atty. Quirk, Town Counsel, via email dated December 6, 2016, provided some information for the Board to consider. As many questions were raised amongst the Board members, it was decided that the deliberations will continue to a future meeting so Town Counsel can attend. A meeting was scheduled for Tuesday, December 13, 2016, to continue the deliberation.

MILLIS PLANNING BOARD MINUTES

Tuesday, December 6, 2016

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

DEPARTMENTAL BILLS PAYABLE DESIGNEE

On a motion made by Ms. Riley, seconded by Mr. Nichols, the Planning Board unanimously voted, pursuant to MGL Chapter 41, Section 56, to designate board member, Mr. McKay, to review and approve departmental bills for the Planning Board.

MINUTES

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was unanimously voted to approve the regular session minutes from November 1, 2016, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. McKay, seconded by Mr. Cantoreggi and voted unanimously, the meeting was adjourned at 9:05 p.m.

Scheduled Planning Board Meetings: December 13, 2016
January 10, 2017

Respectfully submitted,

Camille Standley
Administrative Assistant