

The meeting was called to order at 7:34 p.m. by Mr. Cantoreggi, Chair.

Members present: Robert Cantoreggi, Chair  
George Yered, Clerk  
James McKay  
Catherine MacInnes  
Nicole Riley  
Richard Nichols, Associate Member  
  
Melisa Recos, PE, BETA Group, Inc.

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.  
Wayne & Donna Klocko, 85 Walnut St.  
Diane Germaine, Permanent Building Committee  
Jim Jackson, CDR Maguire, Inc.

**SPECIAL PERMIT/SITE PLAN APPROVAL APP., PUBLIC HEARING, CONT.**  
**NEW POLICE STATION**

**37 AUBURN RD. (#1003 MAIN STREET)**

The public hearing continuation was opened at 7:34 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Klocko summarized the proposed project and stated that all items requested had been submitted. Ms. Recos summarized her review letter, dated February 23, 2015. She stated that traffic reports/crash data requested had been received and most issues had been discussed and resolved with the applicant's engineer. Ms. Recos summarized conditions of approval that the Planning Board may wish to consider in their Decision; most addressing Stormwater issues.

Mr. Cantoreggi read a memo from the Permanent Building Committee, dated February 24, 2015, into the record regarding consideration and approval of waivers and other items.

There was discussion regarding landscaping. The rain garden was discussed. Mr. Jackson will look into the request that the rain garden be removed as it did not originate from the Board of Health. Mr. Cantoreggi stated that the rain garden could remain "as long as appropriate rain garden materials" are used.

Mr. Klocko stated that they are not expecting any design change elements to the police station. Details such as color, etc. have not been determined yet, he said. There are no free-standing signs proposed – only signs affixed to the building.

There were no questions and no further discussion.

On a motion made by Ms. MacInnes, seconded by Ms. Riley, it was voted unanimously at 8:06 p.m. to close the public hearing.

**DELIBERATION:**

**SPECIAL PERMIT/SITE PLAN APPROVAL**

**NEW POLICE STATION-37 AUBURN RD. (#1003 MAIN STREET)**

The Board discussed the application and reviewed the information submitted.

The Board voted unanimously in favor of waiving the Application Fee of \$350.00 and the \$2,500.00 Consultant Review Fee upon filing of the application. The applicant will be responsible for payment of invoices to BETA Group, Inc. for peer/consultant review fees.

The Board voted unanimously in favor of waiving the submittal requirements for the Stormwater Management Report and Plan sets to three copies/sets.

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, with conditions, to the applicant, the Town of Millis, a Special Permit for site plan approval, for property located at 37 Auburn Road (\*address changed to 1003 Main Street). The site and the approved improvements are depicted on a twelve sheet plan set entitled "Millis Police Permit Plans" dated December 11, 2014 with a final revision date of February 19, 2015, prepared by CDR Maguire, 2 Granite Ave., Suite 150, Milton, MA 02186.

The Board endorsed the plans.

**OTHER BUSINESS:**

**CENTENNIAL PLACE-MODIFICATION/DRIVE-THROUGH**

**JOPA REALTY/JOHN KAZIS**

**979 MAIN ST.**

**PLAN ENDORSEMENT**

Mr. O'Connell re-submitted the corrected mylar set of plans for the approved project (approved 9/23/14) for the Planning Board to endorse. The Board endorsed all but the last sheet of the plans regarding signage. The Planning Board's Decision did not approve the signage as shown on the plan.

**SOLAR BYLAW DISCUSSION**

Mr. Weiss from the Mills Energy Committee is in the process of drafting a bylaw.

**POULTRY/URBAN DOMESTICATED FOWL BYLAW DISCUSSION**

The Board reviewed the proposed amendments to the Zoning Bylaws and the General Bylaws as drafted by Town Counsel.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to recommend to the Selectmen that the articles submitted by Ms. Murray for General Bylaw Amendments to Article XXII and Zoning Bylaw Amendments for non-commercial raising and keeping of chickens be placed on the warrant for the May 11, 2015, Town Meeting. These articles are necessary to make the General Bylaws consistent with the Zoning Bylaws.

The Planning Board will schedule a public hearing on the proposed Zoning Bylaw amendments at their March 24, 2015, meeting.

**26-28 SPRING STREET**

**THOMAS ROCHE**

**PLAN ENDORSEMENT**

Mr. Roche submitted the mylar plans for the project approved July 23, 2014. He was not able to be in attendance, however. The Board reviewed and endorsed the plans.

**MINUTES**

On a motion made by Ms. MacInnes, seconded by Mr. McKay, it was unanimously voted to approve the minutes from February 3, 2015, as written.

On a motion made by Mr. McKay, seconded by Ms. MacInnes, it was unanimously voted to approve the minutes from February 10, 2015, 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: March 24, 2015

*Respectfully submitted,*

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*Camille Standley*

*Administrative Assistant*