

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

Barbara J. Thissell, P.E.

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.  
Dan Merrikin, Merrikin Engineering  
Mark Spangenberg, 18 Crestview Dr.  
John Kazis, 3 Gavin Ln., Walpole  
Robert Fox, 275 Turnpike St., Canton  
Mark Gladstone, 275 Turnpike St., Canton  
Jack Ward, 61 Acorn St.  
Jeff Butensky, 228 Farm St.  
Stephen O’Connell, 104 Mendon St., Uxbridge  
Dave Boose, 78 Acorn St.  
Marc Rosenfeld, 731 Main St.  
Peter Harkey, 256 Orchard St.  
Kathy Stevens, 69 Acorn St.  
Tom Rezzuti, 65 Acorn St.  
David Price, 112 Farm St.  
Margaret & Paul Maguire, 76 Farm St.

**PUBLIC HEARING, CONTINUATION**  
**SPECIAL PERMIT APP/SITE PLAN APPROVAL-MODIFICATION**  
**CENTENNIAL PLACE – 983 MAIN ST.**  
**JOHN KAZIS, JOPA REALTY**

The public hearing continuation was opened at 7:30 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Kazis requested a delay as his engineer was not yet in attendance.

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted unanimously at 7:31 p.m. to continue the public hearing and take care of other business until Mr. O’Connell arrived. Mr. O’Connell arrived at 7:42 p.m.; hence the public hearing continuation was re-opened.

Mr. O’Connell stated that he recently received Ms. Thissell’s comment letter, dated February 24, 2014, which was in response to his letter, dated February 10, 2014. He

stated that revised plans, dated February 10, 2014, had also been submitted. A Traffic Impact Assessment, dated December 2013, was received a few days prior to the public hearing. Ms. Thissell will review it and prepare comments for the next meeting. Mr. O'Connell stated that substantial modifications were made to the drive-through window design based on the Board's and Ms. Thissell's comments. According to Mr. O'Connell, the Selectmen voted to issue a license for use of the shared parking and portion on town-owned property for the drive-through.

The Board was in receipt of a letter from Ms. Virginia Flynn, dated February 24, 2014, regarding traffic issues on Auburn Rd. Mr. Cantoreggi stated that due to time constraints, the letter would be read into the record at the next hearing. The applicant was given a copy of the letter.

Ms. Thissell summarized her review letter, dated February 24, 2013. She said that revisions were made to allow better maneuvering in and around the drive-through; although there are still concerns. Auburn Road will not be one-way, she said. The Board will not require that the Traffic Impact Assessment report be reviewed by a transportation firm. Mr. O'Connell stated that the traffic study did include police station project projections. The loading zone and dumpster locations were discussed. Mr. O'Connell stated that refuse will be picked up at 6:00 am once a week and will empty both dumpsters on site. Drive-through queue times were discussed. Mr. O'Connell will provide more accurate numbers. Mr. Yered expressed concern over emergency vehicle access.

Mr. O'Connell and Mr. McKay will discuss drainage/relocation of a pipe and/or retaining wall issue along the side of the Jopa building.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was voted unanimously to adjourn/continue the public hearing until 9:00 p.m.

**1064 Main Street  
Waiver of Site Plan Review Request  
Jerry Gaita**

Mr. Jerry Gaita requested a Waiver of Site Plan Review/Approval for the above-mentioned location in Millis Plaza.

Mr. Gaita introduced Mr. Don Howe, who would like to open a second location for his tattoo parlor, named "Tiki Tattoo." New England Floors was previously at this location, Mr. Gaita said. The footprint of the building is not changing and the building permit process will address all issues and concerns that may arise, he stated.

Ms. Thissell cautioned the tenant to meet all signage requirements. Ms. MacInnes requested that an area for smoking, if needed, be designated out back – not in front of the building/entrance.

On a motion made by Ms. MacInnes, and seconded by Ms. Nichols, 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 1064 Main Street (Tiki Tattoo).

**NEW BUSINESS:**

**Proposed Zoning Bylaw Amendments:**

- (1) Smart Growth Special Permit Bylaw (Downtown Development), Creation of R-V-C & C-V-2 Zoning Districts, and associated amendments/changes**
- (2) Substance Abuse Treatment Centers Zoning Bylaw (Option #2)**
- (3) Zoning Map Amendments**

Mr. Cantoreggi summarized the proposed zoning warrant articles/amendments and the need for each. MAPC worked with the Master Plan Committee and the Town to draft amendments to the zoning bylaws for improved and efficient Downtown Development. The Town was awarded a grant for MAPC's involvement, he said. Town Counsel is currently reviewing the amendments to prepare a final draft. The Planning Board would like to hold public hearings on the proposed amendments at the meeting on March 25, 2014. (Note: "Smart Growth Special Permit" has since been renamed "Village Center Special Permit.")

On a motion made by Ms. Riley, seconded by Ms. MacInnes, it was voted unanimously to recommend the warrant article for **Smart Growth Special Permit Bylaw (Downtown Development), Creation of R-V-C & C-V-2 Zoning Districts, and associated amendments/changes** (currently under review by Town Counsel) for the May 12, 2014, Town Meeting.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously to recommend the warrant article for **Substance Abuse Treatment Centers Zoning Bylaw (Option #2, requiring a Special Permit by the Planning Board)** for the May 12, 2014, Town Meeting.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously to recommend the warrant article for associated **Zoning Map Amendments** (currently under review by Town Counsel) for the May 12, 2014, Town Meeting.

**PUBLIC HEARING**

**DEFINITIVE SUBDIVISION APPLICATION**

**HICKORY HILLS**

**400 OLD POST LLC**

The public hearing was opened at 8:14 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Merrikin, representing the applicant, presented the application and plans for the Definitive Subdivision approval application. The proposed subdivision will be 34 single-family residential house lots, he said, called "Hickory Hills." According to Mr. Merrikin, the subdivision consists of approximately 33.1 acres of undeveloped woodland along the westerly side of Acorn Street. The subdivision is bounded on the north and south by

undeveloped land, on the east by existing single-family residences and on the west by existing single-family residences, Farm Street and Shadowfax Farm. The proposed subdivision consists of three new roadways (Debrah Lane, Pearl Street, & Teresa Drive) which will provide frontage for the 34 single-family residential house lots. According to Mr. Merrikin, associated off-site construction activities include the reconstruction of an existing stormwater swale system through assessor's parcel 31-33 and other parcels which abut Acorn Street. The subdivision will be serviced by a new sewer system which has been approved by the Selectmen to be extended along Farm Street to the site, Mr. Merrikin said. A drainage easement to benefit the subdivision is proposed on the three frontage lots and it is proposed to pump sewage from the three frontage lots and an abutting property through the subdivision to Farm Street.

Mr. Merrikin described the sewer design and pump station design, which he said was going to be sent to the Selectmen for review and approval soon. He described the existing drainage on Acorn Street, and the proposed drainage designed. The goal is to divert flow around the existing homes, he said. The design will represent significant drainage improvements overall.

Mr. Merrikin discussed the seven waivers requested. Mr. Cantoreggi requested a Homeowner's Association document for Town Counsel to review. Mr. Merrikin stated that the document would be drafted soon.

Comments from audience members were made, mostly regarding drainage/water runoff issues. Mr. Jeff Butensky asked if the reconstruction of Farm Street was only because of the sewer work, to which Mr. Merrikin said yes. Mr. Butensky asked what the distance was from Farm Street/Acorn Street intersection to the first lot. Mr. Merrikin said approximately 1500 ft. to 2000 ft. Mr. Rezzuti expressed concern over the design/proximity of the swale and maintenance of the drainage system. Mr. Cantoreggi explained the role of the Planning Board and the bond/covenant process. Mr. Merrikin stated there is an Operations and Maintenance document submitted as well. Mr. Rezzuti is concerned about the swale being so close to his property; if it fills with standing water, then there will be mosquito issues, he said. He asked why it could not go further back away from his property. Mr. Merrikin stated that he will talk to the applicant about Mr. Rezzuti's issues. Ms. Stevens raised concerns over water pressure issues. Mr. McKay explained the "looping system" which is going to be put in place. Mr. Ward stated that when his pool and deck were built, he inadvertently encroached on the developer's property. Mr. Merrikin stated they are aware of this and are working with Mr. Ward to "carve out a parcel to convey" to him. Mr. Harkey stated that he is in favor of the waiver requesting the allowance of a narrower paved roadway width of 22 feet. Mr. Merrikin requested that the Board decide on the pavement width at the next meeting as the plans are drawn with a 26-foot roadway width.

Mr. Merrikin discussed the construction schedule which is being put together. They will start with the Farm Street sewer project first, he said. There will be three phases altogether.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was unanimously voted to continue the public hearing at 9:45 p.m. to Tuesday, March 25, 2014, 7:30 p.m.

**PUBLIC HEARING, CONTINUATION**

**SPECIAL PERMIT APP/SITE PLAN APPROVAL-MODIFICATION**

**CENTENNIAL PLACE – 983 MAIN ST.**

**JOHN KAZIS, JOPA REALTY**

On a motion made by Mr. Yered, seconded by Mr. Cantoreggi, it was voted unanimously at 9:52 p.m. to re-open the public hearing.

Mr. O’Connell stated that they would provide a photometric plan. Lighting was discussed. Some building lighting is shown on the architectural plan, Mr. O’Connell said. Mr. O’Connell will discuss signage with Ms. Thissell prior to the next hearing. Pedestrian crossing signage was discussed.

On a motion made by Mr. McKay, seconded by Mr. Yered, it was unanimously voted to continue the public hearing at 10:12 p.m. to Tuesday, March 25, 2014, 8:30 p.m.

**OTHER BUSINESS:**

**DUNKIN DONUTS**

**WEEKEND TRAFFIC**

The Board received an email from Mr. Joyce regarding his meeting with the Police Chief, dated February 12, 2014. “Chief Edison agreed with our assessment that there is not currently an ongoing issue with traffic backup onto Route 109,” Mr. Joyce stated in the email.

Mr. Joyce was emailed on February 21, 2014 after it was observed that a delivery truck was blocking the entire drive-through for over 30 minutes. Mr. Joyce responded via an email dated February 21, 2014, stating that this was a “new driver from the delivery company,” and not a frequent occurrence.

**MINUTES**

On a motion made by Mr. McKay, seconded by Ms. MacInnes, it was unanimously voted to approve the minutes from January 14, 2014, as written.

On a motion made by Mr. Yered, seconded by Mr. McKay, it was unanimously voted to approve the minutes from January 30, 2014, as written.

**ADJOURN**

There being no further discussion and on a motion made by Ms. MacInnes, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 10:20 p.m.

Scheduled Planning Board Meetings: March 25, 2014

*Respectfully submitted,*

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*Camille Standley*  
*Administrative Assistant*