

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

Members present: Mr. 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.
Madeline Yusna, Dover Road
Robert Sullivan, 62 Dover Road
Bruce Wilson, Guerriere & Halnon, Inc.
Chris Gonzalez, Eversource, 18 Randolph Rd., Brighton
Stephen Boston, 60 Orchard St.
Phil & Linda Cebrowski, 13 Cedar St.
Rob Elbery, 100 Acorn St.
John McAvoy, 63 Hilltop Dr.
Jessica Petrush, 45 Bullard Lane
David Baker, 2 Holbrook Way
Dan & Kathleen Hennessy, 354 Ridge St.
Mark Robbins, 58 Walnut St.
Rick Spada, 52 Bullard Ln.
Todd Burns, 62 Bullard Ln.
Scott Miccile, Toll Brothers, 134 Flanders Rd., Westboro
Atty. Edward Cannon, Doherty, Ciechanowski, Dugan & Cannon
Shawn Nuckolls, Toll Bros.
Austin Turner, Bohler Engineering
George Fiske, 27 Hollis St., Sherborn, Bullard Memorial Farm
Association Board Member

DEFINITIVE SUBDIVISION PLAN APPROVAL APPLICATION

62 DOVER ROAD, PUBLIC HEARING, CONT.

R.L. SULLIVAN

The public hearing continuation was opened at 7:35 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Bruce Wilson of Guerriere & Halnon, Inc., representing the applicant, presented the re-designed plans for “Dover Estates, A Private Definitive Subdivision in Millis, Massachusetts.” Mr. Wilson stated that the homes proposed now have garages underneath. He said that they are working on the drainage. Once that is done, he said, they will finalize the design and prepare the completed, revised plans for re-submittal.

Rain gardens were discussed. The maintenance of them would be under the Homeowners Association, Mr. Wilson said. Mr. Cantoreggi stated that the rain garden and drainage system would have to be taken care of on an annual basis and he suggested that it be stated clearly in the Homeowner's Association documents.

Mr. Wilson stated that a waiver may be submitted for the radius around the cul-de-sac to reduce the road width standard. He said they will try to maintain as much of the retaining walls as possible for the driveways.

Mr. Sullivan stated that he has actively sought people interested in the historic home/lumber. He said he has contacted "a company to take a look to see if anything can be salvaged."

The roadway was discussed and Mr. Wilson stated that the roadway would be conveyed to the Homeowner's Association.

To allow time for Mr. Wilson to update and provide the re-designed plans, the public hearing will be continued.

On a motion made by Mr. McKay, seconded by Mr. Yered, it was voted unanimously at 7:55 p.m. to continue the hearing to Wednesday, March 29, 2017, 7:45 p.m.

SPECIAL PERMIT/SITE PLAN APPROVAL
LARGE-SCALE GROUND-MOUNTED SOLAR FACILITY
PUBLIC HEARING, CONT.
1280 MAIN STREET
CLEAN ENERGY COLLECTIVE

The public hearing continuation was opened at 8:00 p.m. with notice being read by Mr. Yered, Clerk.

In an email dated February 23, 2017, Mr. Greg Carey, Director of Real Estate and Permitting for Clean Energy Collective, requested a continuation of the public hearing.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously at 8:01 p.m. to continue the public hearing to Wednesday, March 29, 2017, 8:00 p.m.

SCENIC ROAD APPLICATION
CONSOLIDATED PUBLIC HEARING W/TREE WARDEN
RIDGE ST., ORCHARD ST., CAUSEWAY STR., BULLARD LN.
TREE REMOVAL/PRUNUNG - EVERSOURCE

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

Mr. Cantoreggi, Tree Warden, summarized the application wherein Eversource requests permission to remove and/or prune multiple trees which threaten to fall on Eversource

electrical conductors on the roads as listed on the “Eversource Tree Removal Control Forms” submitted by Christopher Gonzalez. A review of the proposed trees to be removed/pruned was conducted by Mr. Cantoreggi.

Mr. Todd Burns questioned the removal of the large oak at 45 Bullard Lane. Mr. Cantoreggi stated that it would not be removed; just pruned of the dead wood.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously at 8:27 p.m. to close the consolidated public hearing.

On a motion made by Mr. Cantoreggi and seconded by Mr. Yered, it was unanimously voted as follows:

- (1) The Planning Board and the Tree Warden grants permission to remove all requested trees on the submitted “Eversource Tree Removal Control Form” (three pages, dated 01/03/16) with the **exception of the following:**
- (2) Trees (large Oaks) on Bullard Lane are pruned selectively for wire clearance and “dead wooded” and not to be removed.
- (3) Tree (Oak) at 164 Ridge Street can be pruned selectively for wire clearance and “dead wooded” and not to be removed.
- (4) Trees (Oaks) at 160 Ridge Street can be pruned selectively for wire clearance and “dead wooded” and not to be removed. Will be evaluated later in year for decline and possible removal.
- (5) Tree (Oak) at 66 Orchard Street can be pruned selectively for wire clearance and “dead wooded”; large leader was identified for removal and not to be removed.

Finally, at time of tree removals, all trees will be “Flush cut” to ground level. All stumps, on scenic roads only, will have their stumps ground to a level of 8 inches below grade within one year of removal.

**APPROVAL OF DEFINITIVE PLAN APPLICATION, PUBLIC HEARING
GLEN ELLEN SENIOR RESIDENTIAL COMMUNITY DEVELOPMENT
TOLL BROTHERS**

The public hearing was opened at 8:42 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Cantoreggi summarized what the Definitive Plan application was, stating that a requirement of the modified Senior Residential Community Special Permit was to go forward with “very specific/detailed plans.” He said that although the Decision is being challenged in court, “the applicant is moving forward with their plans.” Mr. Cantoreggi stated that a meeting has been scheduled for Wednesday, March 8, 2017, at 7:30 p.m. to discuss the SRC Development Special Permits.

Atty. Cannon, representing the applicant, stated that they are proceeding with the Definitive Plan Approval during the appeal process.

Mr. Turner of Bohler Engineering stated that they had received BETA’s review letter, dated February 23, 2017, and they are working on addressing the comments. He stated that nothing was “identified as problematic.” Mr. Turner stated that based on previous discussions with the Board, they have re-designed the entrance. He said they have shifted the driveway approximately 200-250’ to the West, pulling it as far away from Grove Street as possible. The Board did prefer the re-designed location of the entrance.

Mr. Turner updated the Board stating that they are in the process of responding to BETA’s comments and have some test pit work to perform for the Conservation Commission. “Everything will be formalized for the next meeting,” he said.

On a motion made by Mr. McKay, seconded by Mr. Cantoreggi, it was voted unanimously at 9:04 p.m. to continue the public hearing to Wednesday, March 29, 2017, 8:15 p.m.

OTHER BUSINESS:

CONSULTATION REVIEW FEE DISCUSSION

Mr. Cantoreggi explained the “Consultant Review Fee,” which is required for each application for Special Permits with Site Plan Review, Subdivision Approvals, etc. He stated that these funds are used for a peer review by the engineers hired by the Planning Board who ensure compliance with the Zoning By-laws and Subdivision Rules & Regulations. As the Town of Millis does not have a Town Engineer, the Planning Board relies on their peer review engineering firm, he said. He stated that currently, the Planning Board is using BETA Group, Inc. The Board has been satisfied, he said, and will continue to work with them. Mr. Nichols stated that this is a “very common practice.”

Mr. David Baker “offered for consideration,” that the Board has a “couple of back-up” firms in case of any instances of conflict where developers have worked with consulting engineers.

STREELIGHT UPDATE

Mr. McKay provided an update stating that the Town had received a grant for the LED Street Light Initiative and all the street lights on Route 109 will be changed to LED lighting.

MINUTES

On a motion made by Mr. McKay, seconded by Mr. Yered, it was unanimously voted to approve the regular session meeting minutes from February 7, 2017, as written.

ADJOURN

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

Scheduled Planning Board Meetings: March 8, 2017 (Wednesday - *Room 18)
(*Room was changed to 229 w/ appropriate notice)
March 29, 2017 (Wednesday – Room 130)
April 26, 2017 (Wednesday – Room 130)
May 23, 2017 (Tuesday – Room 229)

Respectfully submitted,

Camille Standley
Administrative Assistant