

The meeting was called to order at 7:32 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.
Sabine Jonsson, 11 Terrace Ave., Natick
Cynthia Kilhorn, 26 Evergreen Rd., Natick
Robert Weiss, Energy Manager

PROPOSED ZONING BYLAW AMENDMENTS, PUBLIC HEARING
RAISING CHICKENS FOR NON-COMMERCIAL PURPOSES

The public hearing was opened at 7:32 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Cantoreggi summarized the necessity of the zoning amendments to rectify the conflict between the Town’s Domesticated Fowl General Bylaws and the Town’s Zoning Bylaws. Since the draft of the zoning amendments, Town Counsel made some revisions and additional amendments. In order to discuss these amendments at the same time, the Planning Board will continue the public hearing.

On a motion made by Mr. McKay, seconded by Ms. MacInnes, it was voted unanimously at 7:40 p.m. to continue the public hearing to Tuesday, April 14, 2015, 7:30 pm.

NEW BUSINESS:

INFORMAL DISCUSSION

7 PLEASANT ST.

SABINE JONSSON

Ms. Jonsson stated that she is interested in leasing the property at 7 Pleasant Street. She would like to put up a stockade fence in back and open a dog daycare business. She stated that the business would be open only during the day, Monday through Friday, and there will be no dropping off or picking up. She will be bringing the dogs with her in the morning and returning them to their owners at the end of the day. There will be no overnight kenneling of dogs at all, she said. Ms. MacInnes was of the opinion that the use was allowed as a “service establishment” since no kenneling of the dogs was proposed. It is not the same type of business as the other dog daycare in town, she said.

The Planning Board will contact the Building Commissioner to see if he agrees with their determination that the use falls under “Retail & Service.” The applicant was also

MILLIS PLANNING BOARD MINUTES

Tuesday, March 24, 2015

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

instructed to follow up with the Board of Health regarding waste removal if required. The Board had no concerns with fencing being installed as described by Ms. Jonsson, so long as all bylaws are followed.

(Note: The Building Commissioner requested that the applicant apply for a special permit from the Zoning Board of Appeals.)

OTHER BUSINESS:

SOLAR BYLAW DRAFT DISCUSSION

ROBERT WEISS

Mr. Weiss from the Mills Energy Committee provided a draft Large-Scale Ground-Mounted Solar Photovoltaic Installations Bylaw. He stated that it is wise to get a zoning bylaw on the books to promote large scale ground mounted solar facilities in the Industrial Districts only (I-P, I-P-2). Zoning would be as-of-right with no special permits or variances; however, site plan review would be required. He stated that this is part of a growing industry in Massachusetts and a benefit to the Town in the Industrial Districts to promote a clean, tax-paying industry. Without the bylaw, a developer could apply in any district. Mr. Weiss stated that Town Counsel had reviewed the bylaw. Mr. Cantoreggi stated that this bylaw has nothing to do with residential solar projects and it would generate tax revenue.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to recommend to the Selectmen the solar bylaw as a warrant article for the Spring 2015 Town Meeting.

DPW SNOW REMOVAL

Mr. Fuzy commended the Department of Public Works on their “great job this winter” in their snow removal procedures.

MINUTES

On a motion made by Ms. Riley, seconded by Mr. McKay, it was unanimously voted to approve the minutes from February 24, 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 8:25 p.m.

Scheduled Planning Board Meetings: April 14, 2015

Respectfully submitted,

Camille Standley
Administrative Assistant