

The meeting was called to order at 7:33 p.m. by Mr. Robert Cantoreggi, Chair.

Members present: Robert Cantoreggi, Chair
James McKay, Acting Clerk
Catherine MacInnes
Nicole Riley
Richard Nichols

Members Absent: George Yered

Also present: R Scott Fuzy, 15 Stony Brook Dr.
Daniel Seigenberg, Esq., 155 South St., Wrentham, MA
Mike Drengberg, 333 Plain St.
Jeffrey Barbadora, 12 Gill St., Suite 5800, Woburn
Charles Aspinwall, 900 Main St.
Ellen Rosenfeld, 730 Main St.
Peter Harkey, 256 Orchard St.
Jason Roberts, 840 Main St.

SPECIAL PER. APP. WITH SITE PLAN APPROVAL, MCEOD, PUB. HEARING
984 MAIN STREET – SECOND FLOOR APARTMENT
SEAN CURRIVAN/KSK REALTY TRUST

The public hearing was opened at 7:33 p.m. with notice being read by Mr. McKay, Acting Clerk.

Atty. Seigenberg, representing the applicant, stated that Melissa Recos from BETA Engineering requested minor revisions to the site plan submitted. The applicant’s engineer “couldn’t find time to” make the revisions prior to the public hearing. Atty. Seigenberg apologized on behalf of the applicant and requested a continuance to the next meeting.

On a motion made by Mr. McKay, seconded by Ms. Riley, it was voted unanimously at 7:38 p.m. to continue the public hearing to Tuesday, April 12, 2016, 8:00 p.m.

WAIVER OF SITE PLAN REVIEW/APPROVAL REQUEST
840 MAIN STREET
JASON ROBERTS – JAY’S SPORTING GOODS

The Board reviewed the letter submitted by Mr. Roberts, dated March 3, 2016. Mr. Roberts stated that the Building Inspector referred him to the Board after he applied for a business license. He is proposing to open a sporting goods retail store and mail order store. He stated there is more than adequate parking for the Maurer Building.

On a motion made by Ms. Riley, and seconded by Mr. McKay, it was voted unanimously (5-0), 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 840 Main Street, Jay’s Sporting Goods.

**WAIVER OF SITE PLAN REVIEW/APPROVAL REQUEST
13 ENVIRONMENTAL DRIVE – CELL TOWER
CROWN CASTLE – ADDITION OF ANTENNAS (T-MOBILE)
JEFFREY BARBADORA**

Mr. Barbadora presented the request for a waiver of site plan approval to allow T-Mobile to add three antennas to the existing tower. They propose to install 3 antennas at the 136' level. At the 147' level they proposed to replace TMAs with six new TMAs. All work will be completed within the existing stealth elements of the tower and existing ground space, he said. He stated that he was made aware that the Special Permit needs to be renewed and he submitted a check in the amount of \$1,000.00.

Mr. Aspinwall stated that he has been trying to secure a copy of the Master Lease agreements between T-Mobile and Metro PCS. He explained that the Town needs to know what the rates are being paid by Metro PCS to T-Mobile in order to affirm that the Town is getting the revenue it is supposed to get under the Town of Millis agreement with T-Mobile. Mr. Aspinwall requested that the Board defer issuing anything until the Town gets a copy of the lease agreement. Mr. Aspinwall also asked for clarification on the number of open spots remaining on the tower. (Note: Mr. Barbadora clarified in an email dated 3/10/16 that this current request is for one slot on the pole, leaving two slots of five open.)

Mr. Cantoreggi stated that a special condition of the Decision issued August 28, 2009, was that a maximum of twenty trees be planted. There is no record of these tree plantings taking place. Mr. Cantoreggi, as Tree Warden, stated that the applicant could make a \$5,000.00 donation to the Town's Tree Fund as an option. Mr. Barbadora thought the applicant would be amenable to that request.

To allow Mr. Barbadora time to supply the requested information, the discussion on the site plan review request will be continued to Tuesday, May 2, 2016 at 8:15 pm.

**SPECIAL PERMIT APP. FOR SITE PLAN APPROVAL, PUBLIC HEARING,
CONT. - LARGE-SCALE GROUND-MOUNTED SOLAR INSTALLATION
OFF MAIN STREET - CLEAN ENERGY COLLECTIVE**

The public hearing continuation was opened at 8:01 p.m. with notice being read by Mr. McKay, Acting Clerk.

An email from Ms. Colleen DeBenedetto, dated February 26, 2016, requesting a continuation, was reviewed. The Board will allow this one last continuation but will close the public hearing at the next hearing if the applicant does not go forward.

On a motion made by Mr. McKay, seconded by Ms. Riley, it was voted unanimously at 8:02 p.m. to continue the public hearing, without discussion, to Tuesday, May 17, 2016, 7:30 p.m.

OTHER BUSINESS:

PROPOSED SIGNAGE BYLAW AMENDMENTS

INFORMAL DISCUSSION

The Board reviewed the proposed signage bylaw amendments. The proposed change is to “F. Illumination.” Mr. Cantoreggi stated that it was sent to Town Counsel and they approved the changes.

Ms. Rosenfeld asked for clarification on the definition of “roadside commercial signs.” Mr. Cantoreggi stated that “this is for signs on the street – not the building.”

Ms. Rosenfeld also raised concerns over #3 wherein existing signs in the designated area had to be “illuminated only with a white light by indirect method no later than January 1, 2020.” She said that in her opinion, this is not legal, and will affect many other people. She stated that “if somebody is to upgrade, it’s OK, but you can’t make everybody do that.”

Mr. Harkey also expressed concern over the requirement of #3. He stated that if the amendments passed, he would be in violation in three years. He requested that the Board re-consider.

After discussion, the Board revised the proposed amendments (see below) to remove #3 completely and to change “roadside commercial signs” in #2 to “free-standing signs.”

Article _____. To see if the Town will vote to amend the Town of Millis Zoning By-law as follows:

To amend Zoning By-law **Section VII. Signs F. Illumination**, by deleting the following language:

1. In residential districts, signs shall be illuminated only with white light by indirect method.
2. In commercial and industrial districts, signs may be illuminated internally or with white light by indirect method.

and by substituting therefore the following new language:

1. In residential districts, signs shall be illuminated only with white light by indirect method.
2. All new or replacement free-standing signs located on Route 109 Main Street, between Adams Street and Hammond Lane, shall be illuminated only with a white light by indirect method.
3. In all other commercial and industrial districts, signs may be illuminated internally or with white light by indirect method.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously to recommend the revised warrant article (above) to the Board of Selectmen for a Zoning Bylaw Amendment for the May 9, 2016 Town Meeting.

SPECIAL PER. APP. WITH SITE PLAN APPROVAL, PUB. HEARING, CONT.
1313-1319 MAIN STREET – TRACTOR SUPPLY CO.
NERP HOLDINGS & ACQUISITIONS CO., LLC

The public hearing continuation was opened at 8:29 p.m. with notice being read by Mr. James McKay, Acting Clerk.

A letter from Michael Dryden of Bohler Engineering, dated March 8, 2016, requesting a continuation of the public hearing, was received.

On a motion made by Ms. MacInnes, seconded by Ms. Riley, it was voted unanimously at 8:30 p.m. to continue the public hearing, without discussion, to Tuesday, April 12, 2016, 7:45 p.m.

NEW BUSINESS:

PETITION TO OPEN WARRANT
PROPOSED AMENDMENTS TO GENERAL BYLAWS ART. V SECTION 26
PERMANENT BUILDING COMMITTEE MEMBERSHIP

Ms. MacInnes stated that she and Mr. McKay had raised the issue of the lack of a Planning Board member on the Permanent Building Committee with Mr. Aspinwall. She stated that at a Board of Selectmen meeting, Mr. Wayne Klocko, Chair of the PBC, advised the Selectmen of the need to increase membership, currently at five, of the Permanent Building Committee, due to the possibility of construction of a new school. The Planning Board is in agreement that Board members have expertise regarding the town's infrastructure and building designs, both commercial and industrial in nature, which would be beneficial to the Permanent Building Committee.

The Planning Board will Petition the Board of Selectmen to open the warrant at their March 28, 2016 meeting to add the article below:

Article ____: To see if the town will vote to amend its General Bylaws, as most recently amended, by amending Article V Town Officers, Section 26 Permanent Building Committee, as noted below, or take any other action relative thereto.

a) By amending Section 26, Permanent Building Committee, by deleting the following first sentence, as it currently appears, in its entirety:

"There shall be a permanent building committee appointed by the Board of Selectmen consisting of five (5) members."

b) By amending Section 26, Permanent Building Committee, by inserting the following new language as a new first and second sentences:

MILLIS PLANNING BOARD MINUTES

Tuesday, March 8, 2016

Room 104, Veterans Memorial Building, 900 Main St., Millis, MA

"There shall be a permanent building committee appointed by the Board of Selectmen consisting of seven (7) members, of which one (1) member shall be a member of the Planning Board. The terms of appointment for the two (2) additional members shall be three years."

On a motion made by Ms. MacInnes, seconded by Mr. McKay, it was voted unanimously to recommend to the Board of Selectmen the warrant article (above) for General Bylaw Amendment to Article V, Section 26, for the May 9, 2016, Town Meeting.

MINUTES

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was unanimously voted to approve the minutes from February 9, 2016, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. McKay, seconded by Ms. MacInnes and voted unanimously, the meeting was adjourned at 8:43 p.m.

Scheduled Planning Board Meetings: April 12, 2016
April 26, 2016
May 17, 2016

Respectfully submitted,

Camille Standley
Administrative Assistant