

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

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Robert Weiss, Energy Manager
Byron Andrews, Andrews Survey & Engineering, Inc.
John Kazis, 3 Gaven Ln., Walpole, MA
Ellene Parastatidis, 969 Main St.
Jared Hatch, 1420A Main St.
Michael DeLucia, 355 Dunlap St., Woonsocket, RI

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

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

Mr. Cantoreggi explained that the necessity of the zoning amendments is to rectify the conflict between the Town’s “Domesticated Fowl or Rabbit Regulations” General Bylaw, approved at the November 4, 2013 Town Meeting, and the Town’s Zoning Bylaws. These amendments streamline the process for allowing chickens for non-commercial use through permitting from the Board of Health.

There being no further discussion, on a motion made by Mr. McKay, seconded by Ms. MacInnes, it was unanimously voted to close the public hearing on the proposed zoning bylaw amendments at 7:35 p.m.

On a motion made by Mr. McKay, seconded by Ms. MacInnes, it was unanimously voted **to recommend the article as written** at the annual 2015 spring Town Meeting.

**PROPOSED ZONING BYLAW AMENDMENTS, PUBLIC HEARING
ACCESSORY USE #16; ACCESSORY BUILDING**

(**Note:** This article should be voted before the zoning amendment on the raising and keeping of chickens, as the reference to “poultry” remains in this article. In this order, this article can be voted at Town Meeting regardless of how Town Meeting votes on the zoning amendment regarding chickens.)

The public hearing was opened at 7:36 p.m. with notice being read by Mr. Yered, Clerk. Mr. Cantoreggi explained that this zoning amendment is to allow for clarification by deleting the words “or penned,” as there is no one definition for a “pen.”

There being no further discussion, on a motion made by Ms. MacInnes, seconded by Mr. McKay, it was unanimously voted to close the public hearing on the proposed zoning bylaw amendment at 7:40 p.m.

On a motion made by Ms. MacInnes, seconded by Ms. Riley, it was unanimously voted **to recommend the article as written** at the annual 2015 spring Town Meeting.

PROPOSED ZONING BYLAW AMENDMENTS, PUBLIC HEARING
LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC
INSTALLATIONS (“LGSP”) ”

The public hearing was opened at 7:45 p.m. with notice being read/summarized by Mr. Yered, Clerk.

Mr. Cantoreggi explained the need for a large-scale solar bylaw for commercial solar farms. With this bylaw, these installations may be located ONLY in the Industrial Districts (I-P and I-P-2) in Town. Mr. Weiss stated that this bylaw is a “good piece of legislation for the Town” as it creates more clean energy and a source of revenue for the Town. These solar installations will be required to undergo the Site Plan Review process.

There was some discussion regarding fencing being required. The Board discussed an email from Mr. David Byrne, Electrical Inspector, dated April 14, 2014.

On a motion made by Ms. Nicole Riley, seconded by Mr. George Yered, it was voted unanimously to amend the proposed solar zoning bylaw by adding under Section 10. Design Standards:

Fencing: Where deemed necessary, fencing may be required as part of the Site Plan Review process.

There being no further discussion, on a motion made by Ms. MacInnes, seconded by Ms. Riley, it was unanimously voted to close the public hearing on the proposed solar zoning bylaw amendments at 7:51 p.m.

On a motion made by Ms. MacInnes, seconded by Mr. McKay, it was unanimously voted **to recommend the article as amended** at the annual 2015 spring Town Meeting.

INFORMAL DISCUSSION

979 MAIN ST. – CENTENNIAL PLACE

PLAN MODIFICATION/CONSTRUCTION CHANGE

REMOVAL OF DRIVE-THRU

JOHN KAZIS

Mr. Andrews, representing Mr. Kazis, stated that there had been a change in the intent of the construction at 969 Main St. (Centennial Place). Dairy Queen is no longer interested in the building, he said, and a new client, “Flavors & More,” is interested; however, they are not interested in having a drive-thru. Mr. Andrews requested that the change be “considered a construction change.”

The Planning Board reviewed the plan presented and was of the opinion that the minor changes to eliminate the drive-thru design were acceptable. There was discussion regarding adequate protection for the outdoor seating area. The plan will be revised to show four bollards, placed every 10 feet, along the outside of the seating area and something to protect the hydrant to be relocated. Signage photographs were presented.

Mr. Andrews will submit a revised plan to the Planning Board.

NEW BUSINESS:

1420A MAIN STREET

JARED HATCH, HATCH, INC.

REQ. FOR WAIVER OF SITE PLAN REVIEW – INTERIOR WORK

DISCUSSION RE: SPECIAL PERMIT DECISION DATED 6/20/2014

The Planning Board met with Mr. Jared Hatch and Mr. Michael DeLucia, who requested a Waiver of Site Plan Review/Approval for the above-mentioned location.

Mr. Hatch proposes interior remodeling on the second floor of the building that would include a new layout of three offices, a conference room, and a new HVAC system. All alterations would be within the confines of the existing structure, Mr. DeLucia stated, with no change in the footprint or foundation of the existing building (under 900 square feet). Since the footprint of the building is not changing, the building permit process will address all issues and concerns that may arise, he stated.

On a motion made by Ms. MacInnes, and seconded by Mr. McKay, 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 1420a Main Street, Hatch, Inc., for the interior office construction.

Also discussed was the Special Permit Decision, dated June 30, 2014, issued to Mr. Hatch for the exterior of the building (storage bins). Mr. Hatch has not completed the conditions of the Decision, which were supposed to be completed by September 30, 2014, Mr. Cantoreggi said. He also has not conformed to the specifications of the plan presented during the Special Permit public hearing; storage bins were approved in the

MILLIS PLANNING BOARD MINUTES

Tuesday, April 14, 2015

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

rear of the building and they have been placed out front. Mr. Cantoreggi stated that the plan submitted with the Special Permit Application was the plan approved and Mr. Hatch was required to do the work according to that plan. According to Mr. Hatch, his engineer did not design what he requested and Mr. Hatch neglected to notice. He said he “completely overlooked” the placement of the bins and “made that mistake.” He stated that “we had always meant to put equipment in the back and the bins out front.” Mr. Yered said that the configuration shown on the plan dated September 15, 2010, last revised March 25, 2014, is the plan he should be working from. Mr. Yered stated that the product bins were put out back for a reason; no run-off onto Main Street, etc. Mr. Cantoreggi stated that similar paving projects require extensive and expensive drainage, etc., and the Board mitigated by requiring the proposed lawn, fencing, etc. “You have to build what is approved or come back before the Board for a plan modification,” Mr. Cantoreggi stated. According to Mr. Hatch, all items in the Decision are “being done right now.”

Mr. Yered read an email from Mr. Michael Giampietro, dated April 13, 2015, wherein he advised of the location of the storage bins and suggested a review of Mr. Hatch’s last waiver request. Mr. Hatch requested an extension of his Decision and a modification to his plan. He will contact his engineer.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was voted unanimously to extend the Special Permit Decision for 1420a Main Street, dated June 30, 2014, filed with the Town Clerk on July 2, 2014, to June 30, 2015. Mr. Hatch will meet with the Planning Board again on May 5, 2015 to discuss the plan modification.

HICKORY HILLS SUBDIVISION

LETTER FROM ATTY. MARK GLADSTONE RE: LOT B (53 ACORN STREET)

The Board reviewed a letter from Mark J. Gladstone, dated April 13, 2015, regarding Lot B (53 Acorn St.). Frontage Lot B is scheduled to close to a third-party on Wednesday, April 15th. Mr. Gladstone’s letter states that he checked with Mr. Merrikin and this lot is not within the subdivision and therefore is not covered by the Covenant. The prospective buyer’s attorney is requesting a letter confirming that Lot B (53 Acorn St.) is not one of the lots within the Hickory Hills Definitive Subdivision Plan.

On a motion made by Ms. MacInnes, seconded by Mr. Cantoreggi, it was voted unanimously to authorize Mr. Cantoreggi to sign the letter to Roger Hughes, Esquire.

OTHER BUSINESS:

MINUTES

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was unanimously voted to approve the minutes from March 24, 2015, as written.

ADJOURN

There being no further discussion and on a motion made by Ms. MacInnes, seconded by Mr. Cantoreggi and voted unanimously, the meeting was adjourned at 8:55 p.m.

MILLIS PLANNING BOARD MINUTES

Tuesday, April 14, 2015

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

Scheduled Planning Board Meetings: May 5, 2015
June 2, 2015

Respectfully submitted,

Camille Standley
Administrative Assistant