

MILLIS PLANNING BOARD MINUTES

Tuesday, April 26, 2016

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

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

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

Melissa Recos, P.E., BETA Engineering
Greg Lucas, BETA Engineering

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Jane Armstrong, 50 Bridge St.
Sergio Musto, Green International Affiliates, Inc.
Judy Fiatarone, 112 Dover Rd.
Janice & Bob McCoy, 106 Dover Rd.
Arthur Payne, Jr., 94 Dover Rd.
David & Beverly McCarter, 29 Bridge St.
Sarah Occhino, 44 Dover Rd.
Al Vautour, 46 Dover Rd.
Madeline Yusna, 93 Dover Rd.
Michael & Ashley Smith, 101 Dover Rd.
Stephen Koss, 120 Dover Rd.
Peter Works, 104 Dover Rd.
Elizabeth Works, 40 Bridge St.
Alan R. Works, 40 Bridge St.
H. Robert Yeoge, 3 Crestview Dr.
Matthew & Jessica Kepple, 6 Ironwood Ln.
Bob & Carolyn Gentile, 26 Crestview Dr.
Ann Marie & Stanley Roskey, 52 Dover Rd.
Mary Corthell, 41 Crestview Dr.
John McCafferty, 7 Ironwood Ln.
Mary Calo, 60 Bridge St.
Susan & Charles Steele, 4 Ironwood Ln.
Martha Kessler, 275 Island Rd.
Richard Balunas, 19 Crestview Dr.
Don Roman, 12 J. William Heights
Jen & Joe Parkhurst, 99 Dover Rd.
Wally Long, 68 Dover Rd.
John Slattery, 92 Dover Rd.
Nancy Snow, 20 Bridge St.
Carol Coakley, 50 Bridge St.

Julia Fredette, 241 Main St.
Helen Daly, 11 Bogastow Cir.
Nancy Porter, 7 King Philip Dr.
Marsha Nuovo, 18 Village St.
Lisa Lagos, 83 Dover Rd.
John Manning, 84 Dover Rd.
Mark Spangenberg, 18 Crestview Dr.
Cate Main, 12 Eden St.
Patrick Kilmartin, 18 Eden St.
Jamie Scavone, 14 Ironwood Ln.
Hildebrand Izquierdo, 9 Ironwood Ln.
Joseph Sorrenti, 127 Dover Rd.
Tom & Linda Caprarella, 37 Dover Rd.
Karin & Joseph Mailhiot, 124 Dover Rd.
Dorothy Hobson, 33 Dover Rd.
Kellie Connelly, Terraink, Inc.
Robert Truax, GLM Eng. Consultants, Holliston
Adam J. Costa, Blatman, Bobrowski, Mead & Talerman, LLC
David Carter, Barberry Homes
Jim Williamson, Barberry Homes
Bonnie Hilton, 129 Village St.
Anthony Vivorito, Architect
Levon Karakhanyan, 2 Thurston Pl., Medfield
Steven R. Laramee, C&A Realty

SPECIAL PER. APP. WITH SITE PLAN APPROVAL, PUBLIC HEARING
“DOVER ROAD RESIDENCES” – ASSISSTED LIVING FACILITY
BRIDGE STREET & DOVER ROAD
BARBERRY HOMES, LCC

The public hearing was opened at 7:34 p.m. with notice being read by Mr. Yered, Clerk.

Atty. Adam Costa, representing the applicant, Barberry Homes, LLC, presented an overview/summary of the proposed project. A ninety-three unit assisted living residence is proposed on the 7.69 acre wooded lot at the intersection of Dover Road and Bridge Street. The plan proposes to construct a 62,411 SF main building, seven outlying cottages and accessory buildings, and 93 proposed parking spaces. The plan includes utility, lighting, and landscape design, as well as stormwater management. The site is located within the Residential-Suburban (R-S) Zoning District. Mr. Costa stated that the application is being made under the current bylaw (“housing for the elderly”), however, they are mindful of the existence of a proposal pending for Town Meeting for an Assisted Living Residences Bylaw. He said they will comply with either regulations.

Mr. Costa stated that the applicant performed outreach with Town Officials and met with the Fire Chief. An effort was made to “reach out to members of the community in proximity to the project,” he said. According to Mr. Costa, they are not seeking

variances and are compliant with all the various setback requirements to buffer the project to the most immediate neighbors.

Mr. Carter provided a history of the site. He stated that they started looking three years ago for a location and found this site to be “ideal.” Mr. Carter believes the site is “well-suited for our use.” There is great access to major routes and they have been working on the application for six months, he said. Mr. Carter stated that he would personally be overseeing the facility once it is open, if approved. He said the residents would “have to be medically stable before they come – it is not a medical facility,” and it is “hard to compare us with a nursing home.” Assisted Living is the fastest growing sector of the housing market, he said.

Mr. Truax of GLM Engineering presented the proposed site plan for the project. There will be two entrances to the facility; one at the intersection of Dover/Bridge Street and a second entrance off Bridge Street. Drainage easements had been obtained, he said, and he provided an overview of the drainage system. He presented the parking proposed along with the utilities. Mr. Truax stated that they propose to bring the sewer from Route 109 to the secondary entrances road and will be providing a “looping 8-inch water main off Route 109” through the site and out to Dover Road.

Mr. Cantoreggi stated that there currently is no water line on Bridge Street. The residents on Bridge Street would not be required to pay a betterment fee for the sewer. Mr. McKay stated that the looping water main would be beneficial for the DPW/Town.

Mr. Vivorito, a member of the architectural team, described the various areas of the development. The building style is “residential in nature,” he said, “with New England style structure.” There would be 53 assisted living units and 40 memory care/Alzheimer’s units. A “series of outdoor spaces” would also be provided. Elevation renderings were presented. Core pieces of equipment would be located on the main roof of the building, he stated.

Ms. Kellie Connelly, a landscape architect from Terraink, described the existing make-up of the wooded site and presented a “Landscape Presentation Site Plan.” She stated that the area is predominantly a “white pine forest quality” and they are “looking to increase the diversity of the site.” Ms. Connelly stated that the interior of the site has to be cleared for construction purposes. Ms. Connelly discussed the “Tree Removal Evaluation Criteria” handout. She explained how there would be “initial clearing” and then a “secondary clearing” of the site and that “safety risk trees cannot be left on site.” According to Ms. Connelly, they walked the site with an arborist and he “provided a basic approach to manage the buffer of the property.” She said that after the initial clearing, they could “invite the public to go on a site walk” and walk the perimeter of the property. Within 48 hours of the initial clearing, they would complete the tree removal and perform the secondary clearing.

Ms. Connelly described the landscape plan and planting plan. She stated that “channels” would be made for wildlife to “move about the areas.” Fencing along the back of the

property (almost 400 ft. long) for privacy would be installed, she said. According to Ms. Connelly, walking areas would be “open to the neighborhood residents,” not just facility residents.

Mr. Sergio Musto of Green International Affiliates, Inc. discussed the “Traffic Impact and Access Study.” He discussed the study area and methodology. The report describes the traffic forecasts and the potential impacts on the adjacent roadways and nearby intersections. He stated that intersection capacity analyses were completed at each study intersection for the existing, future No-Build, and future Build conditions. Vehicular access to the site will be via two site drives on Bridge Street in the vicinity of the intersection of Dover Road and Bridge Street. According to Mr. Musto, the development will generate 286 weekday daily trips. Capacity analysis of the intersection was presented by Mr. Musto. According to Mr. Musto, the development “meets minimum safety requirements” and there would be “pretty minor impact.”

Ms. Recos of BETA Engineering, the Planning Board’s consulting engineer, discussed her review letter dated April 18, 2016. She requested further detail on the plans of certain items; signage, erosion controls, for example. There are outstanding issues to work on, she said. Ms. Recos will contact the applicant’s engineer.

Mr. Carter presented a sheet entitled, “The Dover Road Residences” listing the number of employees and deliveries for the facility. He stated that the build-out period would be eighteen months with no phasing proposed.

There were many comments from residents in attendance. Ms. Parkhurst commented on the size of the proposed facility. She stated, in part, that the proposed facility’s main building is 9.7 times larger than the average sized home in the neighborhood. “It doesn’t seem to fit with the current neighborhood,” she said. Ms. Hobson, and others, expressed safety concerns over traffic in an already congested area. She stated that the facility should not be “in the middle of a residential housing area.” Other residents in attendance expressed similar concerns regarding construction of the facility in a residential neighborhood; construction traffic/overall traffic; and safety concerns.

Mr. Parkhurst questioned how a business could go into to a residentially zoned neighborhood. Mr. Cantoreggi explained that it is allowed through the Special Permitting process, if approved. There was discussion regarding the facility not being classified as a “medical facility” when nurses would be employed; and doctor(s) for the Alzheimer’s residents. Ms. Coakley expressed concern over reserving the “rural periphery” as this facility will “definitely change the neighborhood.” Mr. Koss stated that the “roads are not designed for the impact proposed,” and the project has “too much density” for the neighborhood. He stated that he feels the project will be “detrimental to the neighborhood,” which is part of the criteria/consideration of the special permitting process. Ms. Calo stated that the parking lot of the facility would be “directly across the street” from her house. “The impact on family is devastating,” she said, and the increased traffic each day would be a safety concern. She questioned whether the access points to the site could be re-located. Many raised concerns over property values

depreciating and the inappropriateness of the scope/size of this facility in the neighborhood.

Mr. McCarter spoke in favor of the project, stating that he thinks “it’s a great thing and would like to encourage” that it be built.

There was discussion regarding the “outreach” of the developer to the abutters prior to the application being filed. Mr. Costa stated that they “thought we provided outreach efforts,” and “were doing our homework.” He understands “this is not a done deal.”

Mr. Cantoreggi explained that this hearing is the first in a series of public hearings for the application. He stated that the Planning Board’s consulting engineers from BETA Engineering would be reviewing the project on behalf of the Planning Board.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously at 9:36 p.m. to continue the public hearing to Tuesday, May 17, 2016, 7:31 p.m.

SPECIAL PERMIT APPLICATION, PUBLIC HEARING

725 MAIN STREET – LEVON’S GYMNASTICS

LEVON KARAKHANYAN

The public hearing was opened at 9:43 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Cantoreggi read a letter, dated March 2, 2016, from Mr. Karakhanyan. He would like to lease a portion of an empty warehouse space (22,000 square feet) to allow for conversion for a gymnastics facility at 725 Main Street. The property is owned by C&A Partners, LLC. Mr. Laramee spoke on Mr. Karakhanyan’s behalf stating that there is more than adequate parking spaces and there will be designated parking for the gymnastics facility. Mr. Karakhanyan also requested a Waiver of Site Plan Approval since any issues can be addressed through the building permit process. He stated that he would like to bring a “high level competitive and recreational gymnastics” facility to Millis.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was voted unanimously at 9:51 p.m. to close the public hearing.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was unanimously voted (6-0) to waive Site Plan Review and to grant to the applicant, Levon Karakhanyan, a special permit pursuant to Section V, Use Regulations, Retail & Service #25; of the Millis Zoning By-laws of the Town of Millis, for a gymnastics academy at 725 Main Street, Assessors’ Map 24, Parcel 60.

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OTHER BUSINESS:

MINUTES

On a motion made by Mr. McKay, seconded by Ms. MacInnes, it was unanimously voted to approve the minutes from April 12, 2016, 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 10:00 p.m.

Scheduled Planning Board Meetings: May 17, 2016
June 14, 2016

Respectfully submitted,

Camille Standley
Administrative Assistant