

The meeting was called to order at 7:30 p.m. by Mr. George Yered, Acting Chair.

Members present: Mr. Robert Cantoreggi, Chair (arrived 7:36 p.m.)
George Yered, Clerk
James McKay
Richard Nichols
Nicole Riley
Carlo Molinari, Associate

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Ellen Rosenfeld, 730 Main Street
Stephen Boston, 60 Orchard St.
Shawn Nuckolls, Toll Brothers, 134 Flanders Rd., Westboro
Scott Miccile, Toll Brothers, 134 Flanders Rd., Westboro
Michael Dryden, Bohler Engineering
Leigh Shanta, 1073 Main St.
Lori Berlanga, 1073 Main St.
Ted Suchecki, 1073 Main St.
Rob Hubbell, 68 Orchard St.
Jim Williamson, Barberry Homes

**REQUEST FOR WAIVER OF SITE PLAN REVIEW
36B & C MILLISTON ROAD-SPORTS BAR/PIZZA RESTAURANT
ELLEN ROSENFELD; MILLISTON COMMON, INC.**

The Board met with Ms. Ellen Rosenfeld, owner of the property. The Board reviewed the letter submitted by Ms. Rosenfeld of Milliston Common, Inc., dated March 30, 2017, read by Mr. Yered. According to Ms. Rosenfeld, there is a change in tenancy and she is replacing one business with another. What was previously occupied by Kidzturf shall become a sports bar/pizza restaurant. Parking requirements are satisfied and the building permit process will address all issues and concerns that may arise, she said.

On a motion made by Ms. Riley, and seconded by Mr. Nichols, it was voted unanimously (6-0), 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 36B & C Milliston Road.

**REQUEST FOR WAIVER OF SITE PLAN REVIEW
6 & 8 MILLISTON ROAD-NAIL SALON
ELLEN ROSENFELD; MILLISTON COMMON, INC.**

The Board met with Ms. Ellen Rosenfeld, owner of the property. The Board reviewed the letter submitted by Ms. Rosenfeld of Milliston Common, Inc., dated March 30, 2017, read by Mr. Yered. According to Ms. Rosenfeld, Peony Nail Salon at 8 Milliston Road wishes to incorporate into the existing space at 6 Milliston Road; formerly occupied by Chyten. The proposed use for both locations, she said, is for the nail salon. Parking

requirements are satisfied and the building permit process will address all issues and concerns that may arise, she said.

On a motion made by Ms. Riley, and seconded by Mr. Yered, it was voted unanimously (6-0), 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 6 & 8 Milliston Road.

**REQUEST FOR WAIVER OF SITE PLAN REVIEW
813 MAIN STREET – ROCKY’S ACE HARDWARE
BRAD MESSENGER, BEMER’S PETROLEUM CORP.**

(Note: Mr. Messenger was unable to attend the meeting)

The Board reviewed the letter submitted by Mr. Brad Messenger of Bemer’s Petroleum, dated April 10, 2017, read by Mr. Yered. Mr. Messenger requested a waiver to install an above ground propane dispensing station outside of Rocky’ Ace Hardware. Parking requirements are satisfied and the building permit process will address any issues and/or concerns.

The Board reviewed the sketch prepared. Additional bollards are required to be installed: 4-foot tall (at least) concrete filled bollards must be placed completely around/surrounding the entire station, with a minimum of 6-feet between the bollards. Any other safety related items and fire prevention requirements must also be met.

On a motion made by Mr. Yered, and seconded by Ms. Riley, it was voted unanimously (6-0), pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review, with the conditions stated above, for the installation of a propane dispensing station at 813 Main Street, Rocky’s Ace Hardware.

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

The public hearing continuation was opened at 7:44 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Dryden, representing the applicant, stated that revised plans were submitted on April 18, 2017 and he requested “walking through” the major changes. Mr. Cantoreggi stated that the Board prefers to have the peer review completed before proceeding and the Planning Board’s consulting engineer present. He said that the Board requires that the peer reviewer receive all revised plans, documents, etc. **at least two weeks** prior to the public hearing to allow adequate time for review. Mr. Cantoreggi stated that he would allow Mr. Dryden to provide an update “this one time.”

Mr. Dryden stated that Toll Brothers is pursuing the removal of the wastewater treatment plant and leach fields from the development/plans. There is an agreement for sewer in process and discussions have taken place with the Board of Selectmen. Mr. McKay

stated that a draft letter prepared by the applicant’s counsel is being reviewed by Town Counsel and the process is moving forward.

Mr. Dryden presented the plan showing the revised entrance location to the development. He stated that the entryway has been moved from Grove Street. Due to this re-design, he said, some of the amenities have “been shuffled” and the Stormwater revised.

Mr. Hubbell questioned why the entrance location was changed after the vote on the Decision. He stated he did not remember discussions during the hearings as to why it was changed. According to Mr. Hubbell, he “looks at is a big change” as the original design was based on the traffic studies. In his opinion, it changes the house locations and whole design. Mr. Dryden stated that “the location of the houses hasn’t changed – the amenity locations have shuffled.” Mr. Cantoreggi stated that it was part of the Special Permit Decision for the applicant to “consider” re-locating the entrance. (Note: In the Modification Decision, under “D. Conditions of Approval, Preliminary Plans, 3.” it is stated, “Modifications to the location of the proposed main entrance driveway to move the entrance several hundred feet away from Grove Street and traffic calming options shall be reviewed on the Definitive Plans.” Also, a revised Traffic Study has been submitted by the applicant.)

On a motion made by Mr. McKay, seconded by Mr. Cantoreggi, it was voted unanimously at 8:00 p.m. to continue the public hearing to Tuesday, May 23, 2017, 7:45 p.m., Room 229.

**FORM A APPLICATION - APPROVAL NOT REQUIRED PLAN
LOTS 30 & 32 BEECH STREET
ASSESSOR MAP 10, PARCELS 68 & 69
SOUTHEND FARM, SOUTHEND FARM LLC**

The Board reviewed a letter from Mr. Daniel Merrikin, dated April 20, 2017, read by Mr. Yered. The letter stated that the ANR “simply changes the boundary line between Lots 30 and 32 to provide more room on Lot 30 for a prospective house.” The new lots are 30A and 32A.

Each of the lots shown on the plan has the requisite lot area and frontage on a way within an approved subdivision (Beech Street).

On a motion made by Mr. Yered, seconded by Ms. Riley, it was voted unanimously (5-0) to approve and endorse an ANR plan entitled, “Southend Farm A.N.R. Subdivision Plan of Land In Millis, MA” (1 sheet) dated April 13, 2017, stamped and prepared by Paul J. DeSimone, PLS, Colonial Engineering, P.O. Box 95, Medway, MA 02053, finding the Form A in order and subdivision control not required. The portions of land are contained within the Definitive Subdivision known as Southend Farm.

The Planning Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

NEW BUSINESS:

REQUEST FOR WAIVER OF SITE PLAN REVIEW

1073 MAIN STREET –TEMPORARY MODULAR TRAILERS

TWENTIETH CENTURY FOX FILM CORP. (“GROWING PAINS”)

LEIGH SHANTA

The Board reviewed the letter submitted by Ms. Shanta, dated April 26, 2017. According to Ms. Shanta, on behalf of Twentieth Century Fox, their production company will be occupying 1073 Main Street for filming in the area. She stated there are currently 15-20 people in their office. The number of people will increase as prep for filming continues and filming starts. Their offices will be located in the building; however, they propose to place temporary modular trailer units outside. They will use either two smaller modular units, or one larger modular unit once need is determined.

Mr. McKay stated that the applicant had met with the Police and Fire Chief and all of their recommendations were met. He said that the DPW has asked the applicant for respect during any burial services at the cemetery, to which the applicant understood and will comply.

On a motion made by Ms. Riley, and seconded by Mr. McKay, it was voted unanimously (6-0), pursuant to Section XIII (Special Permit Conditions) C., of the Town of Millis Zoning By-laws, to waive the requirements of Site Plan Review, with the condition that no more than four trailers are placed, for 1073 Main Street, Twentieth Century Fox Film Corp.

OTHER BUSINESS:

“DOVER ROAD RESIDENCES”-ASSISTED LIVING FACILITY

ASSIGN STREET ADDRESS

In an email from Mr. Jim Williamson of Barberry Homes, dated April 20, 2017, a street address assignment was requested. Mr. Williamson requested a Dover Road address rather than Bridge Street. According to Mr. McKay, he spoke with the Fire Chief and Police Chief and they were fine with a Dover Road address.

The parcel of land on Dover Road/Bridge Street referenced by Assessors Map 18 Parcel/Lot 4 was issued the following street number in accordance with General By-Law Article V, Section 20: #125 Dover Road. This is the address for the recently approved assisted living facility to be known as “The Dover Road Residences.”

MINUTES

On a motion made by Ms. Riley, seconded by Mr. Cantoreggi, it was unanimously voted to approve the regular session meeting minutes from March 29, 2017, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Yered, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 8:25 p.m.

MILLIS PLANNING BOARD MINUTES

WEDNESDAY, April 26, 2017

Room 130, Veterans Memorial Building, 900 Main St., Millis, MA

Scheduled Planning Board Meetings: May 23, 2017 (Tuesday – Room 229)
June 20, 2017 (Tuesday – Room 229)

Respectfully submitted,

Camille Standley

Administrative Assistant