

The meeting was called to order at 7:34 p.m. by Mr. Robert Cantoreggi, Chair.

Members present: Robert Cantoreggi, Chair  
George Yered, Clerk  
Catherine MacInnes  
Nicole Riley  
Richard Nichols, Associate Member  
  
Barbara J. Thissell, P.E.

Members Absent: James McKay

Also present: Scott Fuzy, 15 Stony Brook Dr.  
Amber Debole, T-Mobile, Foxborough, MA  
Stephen O’Connell, Andrews Survey, Uxbridge, MA  
John Kazis, 3 Gavin Ln., Walpole, Ma  
Beverly Bond, 17 Meadowbrook Rd.  
Richard Melanson, 4 Meadowbrook Rd.  
Mike Drengberg, 333 Plain St.  
Jay Magilligan, 332 Plain St.

**PUBLIC HEARING, CONTINUATION**  
**SPECIAL PERMIT APP/SITE PLAN APPROVAL-MODIFICATION**  
**CENTENNIAL PLACE – 979 MAIN ST.**  
**JOHN KAZIS, JOPA REALTY**

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

Mr. Cantoreggi explained the zoning changes passed at Town meeting. which now allows a drive-through window in the district, however, a special permit is still required.

Mr. O’Connell, representing Mr. Kazis, stated that they will be filing a new application under the new zoning bylaws. They will re-file with the Town Clerk, re-notify abutters and re-advertise. There are only “housekeeping items” to revise on the plans, Mr. O’Connell said. The overall design is not going to change. Ms. Thissell stated that one of her biggest concerns was the free-standing sign for the restaurant alone out front and signage along the building. Mr. Cantoreggi stated that the applicant can propose whatever signage he wants, however, detailed drawings will need to be prepared and the Board has final say as to what will or will not be approved. Mr. Cantoreggi asked Mr. O’Connell if it was a Dairy Queen proposed to move into the space, and Mr. O’Connell stated, “Yes.”

Mr. Yered stated that he still has numerous concerns about safety and traffic on Auburn Road. Mr. O’Connell was given copies of two letters from Ms. Virginia Flynn. Her most recent letter, dated April 4, 2014, was read into the record. In reference to Ms. Flynn’s

letter, Mr. Cantoreggi stated that the permission for parking on Town property was the Selectmen's decision. He also stated that there has been no site plan for the new police station presented to the Planning Board for approval at this time. There will be a formal filing to the Planning Board before that project goes forward, he said.

Safety issues for the drive-through were discussed. Mr. Yered suggested a guard rail of some type. Mr. O'Connell suggested the use of decorative bollards for added safety. Ms. Riley expressed concerns over potential safety problems with children walking through the area.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was voted unanimously at 8:13 p.m. to close the public hearing.

**PUBLIC HEARING**  
**SPECIAL PERMIT APPLICATION**  
**1420 & 1420A MAIN STREET**  
**HATCH, INC.**

The public hearing was opened at 8:13 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Cantoreggi read a letter from Mr. Daniel Merrikin, representing the applicant, dated May 20, 2014, into the record. Mr. Merrikin requested a continuance, without discussion, to the next available meeting.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted (4-1) at 8:25 p.m., with Ms. MacInnes opposed, to continue the hearing to Tuesday, May 27, 2014, 8:15 p.m.

(Note: Ms. MacInnes requested continuing the hearing until after the next Board of Selectmen's meeting to resolve the issue of Mr. McKay's status on the Planning Board.)

**PUBLIC HEARING**  
**SPECIAL PERMIT APP/SITE PLAN APPROVAL**  
**1073 MAIN STREET – WIRELESS FACILITY ANTENNAE**  
**T-MOBILE/AMBER DEBOLE**

The public hearing was opened at 8:20 p.m. with notice being read by Mr. Yered, Clerk.

Ms. Debole, representing the applicant, T-Mobile, presented the application and plans. She stated that T-Mobile proposes to swap six of the existing antennae on the existing monopole with six new models that are similar in size. In addition to the proposed antennae upgrade, it is proposed to replace an existing equipment cabinet at the base of the monopole. There is no work proposed beyond the fenced compound, Ms. Debole stated. These are routine changes, she said, which will improve internet services on phones.

Mr. Cantoreggi requested that Ms. Debole follow-up on a previous decision which required eight trees be planted or a donation of \$4,000.00 be made to the Tree Warden.

Also, the renewal fee of \$1,000.00 will be due on October 18, 2014. (Note: these references were to a decision issued to AT&T and not T-Mobile).

On a motion made by Mr. Yered, and seconded by Mr. Nichols, it was unanimously voted to grant to the applicant, T-Mobile , a special permit, with conditions, for removal and replacement of six licensed frequency radio antennae and the removal and replacement of an electrical equipment cabinet at 1073 Main Street, Millis, MA. All proposed improvements will be within the existing fence compound.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously to close the public hearing at 8:25 p.m.

**PUBLIC HEARING**

**SPECIAL PERMIT APP/SITE PLAN APPROVAL**

**185 VILLAGE STREET –SOLAR ENERGY PROJECT**

**BORREGO SOLAR SYSTEMS INC.**

The public hearing was opened at 8:25 p.m. with notice being read by Mr. Yered, Clerk,

Mr. Cantoreggi read a letter from Mr. David Albrecht of Borrego Solar Systems, dated May 19, 2014, into the record. The applicant requested a withdrawal, without prejudice, of the site plan review application.

On a motion made by of Mr. Cantoreggi, seconded by Mr. Yered, it was unanimously voted to approve the withdrawal request of the Special Permit/Site Plan Review application submitted by Mr. David Albrecht of Borrego Solar Systems, Inc.

Mr. Mike Drengberg requested that the Planning Board work on enacting a solar bylaw so as not to have these projects abut homes in a residential area in the future. Mr. Cantoreggi stated that the Board would pursue this for the fall town meeting.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously to close the public hearing at 8:30 p.m.

**OTHER BUSINESS:  
MINUTES**

On a motion made by Ms. Riley, seconded by Mr. Cantoreggi, it was unanimously voted to approve the minutes from April 29, 2014, as written.

**ADJOURN**

There being no further discussion and on a motion made by Mr. Yered, seconded by Mr. Cantoreggi and voted unanimously, the meeting was adjourned at 8:32 p.m.

Scheduled Planning Board Meetings: June 24, 2014

July 22, 2014

*Respectfully submitted,*

---

*Camille Standley, Administrative Assistant*