

MILLIS PLANNING BOARD MINUTES

Tuesday, May 23, 2017

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

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

Members present: Mr. Robert Cantoreggi, Chair
George Yered, Clerk
James McKay
Richard Nichols
Carlo Molinari, Associate

Melissa Recos, BETA Group.

Members Absent: Nicole Riley

Also present: Scott Fuzy, 15 Stony Brook Dr.
Shawn Nuckolls, Toll Brothers, 134 Flanders Rd., Westboro
Scott Miccile, Toll Brothers, 134 Flanders Rd., Westboro
Erin Fredette, McMahon Associates (Toll Bros.)
Robert Sullivan, 62 Dover Rd.
Dale MacKinnon, Guerriere & Halnon, Inc.
Deb Curran, 21 Grove St.
Stephen Silver, 227 Causeway St.
Carole Greco, 354 Orchard St.
John Greco, 354 Orchard St.
Mary D. Miller, 357 Orchard St.
Atty. Edward Cannon, Doherty, Ciechanowski, Dugan & Cannon
Austin Turner, Bohler Engineering
Anne Rich, 351 Orchard St.
Terrence Ryan, RLS, Applewood Survey LLC
Jack Dorsheimer, 357 Orchard St.

**1178 MAIN STREET - INFORMAL DISCUSSION RE: CONCEPTUAL PLANS
MAR-CIA TESTA, G.K. DEVELOPMENT, INC.**

Ms. Testa previously contacted the Planning Board and will be filing a Special Permit Application/Site Plan Approval in the near future. There is no further need for the Informal Discussion.

**FORM A APPLICATION - APPROVAL NOT REQUIRED PLAN
227 CAUSEWAY STREET
STEPHEN SILVER**

The Planning Board met with Mr. Stephen Silver. He stated that an ANR plan had been endorsed by the Planning Board in 2007. Since that time, he said, the mylar plan was lost and therefore, never recorded at Land Court. He requested that the Board re-vote and endorse the plan again so it may be recorded.

On a motion made by Mr. Yered, seconded by Mr. Nichols, it was voted unanimously (5-0) to approve and endorse an ANR plan entitled "Subdivision of Lots 28 & 29 As Shown

On Land Court 15728L in Millis, Mass.” dated October 4, 2006 by MacCarthy & Sullivan Engineering, Inc., 205 Newbury Street, Framingham, Mass., finding the Form A in order and subdivision control not required. The Planning Board found that the land shown on the plan did not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly

SPECIAL PERMIT/SITE PLAN APPROVAL
LARGE-SCALE GROUND-MOUNTED SOLAR FACILITY
PUBLIC HEARING, CONT.- 1280 MAIN STREET
CLEAN ENERGY COLLECTIVE

The public hearing continuation was opened at 7:39 p.m. with notice being read by Mr. Yered, Clerk.

In an email dated April 24, 2017, Mr. Greg Carey, Director of Real Estate and Permitting for Clean Energy Collective, requested a continuation of the public hearing.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously at 7:41 p.m. to continue the public hearing to Tuesday, June 20, 2017, 7:35 p.m.

“DOVER ROAD ESTATES” DEFINITIVE SUBDIVISION
PLAN ENDORSEMENT- R.L. SULLIVAN

Mr. Dale MacKinnon of Guerriere & Halnon, Inc., representing the applicant, submitted the final definitive subdivision plans for endorsement by the Planning Board. Melissa Recos of BETA, the Board’s consulting engineer, reviewed the plans and recommended approval. Plans entitled, “Dover Estates, A Private Definitive Subdivision in Millis Massachusetts,” dated December 22, 2016, prepared by Guerriere & Halnon, Inc., last revised April 10, 2017, were endorsed by the Planning Board.

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

The public hearing continuation was opened at 7:46 p.m. with notice being read by Mr. Yered, Clerk.

Atty. Cannon, representing the applicant, stated that the goals for tonight’s hearing will be discussion regarding the revised traffic study, endorsement of the final plans, and preparation of a draft decision.

Mr. Turner of Bohler Engineering, stated that they are in the process of revising the plans. They met with the Board of Selectmen, he said, and they approved the water extension and approved an agreement of a waste water utility. Mr. Turner stated that they “hope to close out Stormwater” for the June 19th Board of Selectmen meeting.

Ms. Recos summarized her Peer Review letter, dated May 18, 2017. Discussion included, in part, the following items/comments from the letter:

- Bonding was requested by the applicant to be in three phases; off-site water and sewer first; building closest to Orchard Street and moving back
- A locus/location plan (1" = 500') will be provided
- Roadway profile plans will be provided separately; not as part of the Definitive Plan. A note on the Definitive Plan will be provided.
- The applicant will speak to Millis Fire and Police relative to requirements for fire alarm and/or police call boxes; donation
- Detail on private pump stations will be provided; along with a list of on-call, emergency contacts.

There was discussion regarding the Homeowner's Association/Condominium documents for review by Town Counsel. Mr. Turner stated that the documents are being drafted. Mr. Cantoreggi recommended that these documents be provided to Town Counsel "well in advance" to allow time for adequate review.

According to Mr. Turner, the landscape architect is currently working on finalizing the Landscape plans and will address the comments made by BETA in the review letter. He stated that the Open Space/Trails will be publicly accessible as soon as the public parking is done; which will be part of Phase 1. Mr. Cantoreggi requested that this be included on the Phasing Plan.

There was discussion regarding the revised traffic study and whether a traffic monitoring program should be considered for Grove Street upon the project completion. Mr. Cantoreggi stated that he had never heard of a post monitoring system, but it "could be considered for a large-scale project." Mr. Turner stated that he does not "think a post opening traffic study is needed." The Board will take the recommendation made by BETA under advisement.

Mr. Cantoreggi referenced the new/revised entrance location. The Board is in favor of it from a safety standpoint. Letters from residents in support of the new location were read into the record.

There was discussion regarding construction being done in accordance with any decision and conditions imposed. Mr. Turner stated that "conditions would be shown on the plans and handed out on the site."

Mr. Fuzy spoke in support of the project and asked who would be responsible for maintaining the walking trails. Mr. Cantoreggi stated that they would be maintained by the homeowners as part of the Homeowner's Association agreement.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously at 8:46 p.m. to continue the public hearing to Tuesday, June 20, 2017, 7:50 p.m.

APPROVAL OF DEFINITIVE PLAN APPLICATION, PUBLIC HEARING
351 ORCHARD STREET-ANNE RICH

The public hearing was opened at 8:47 p.m. with notice being read by Mr. Yered.

Mr. Ryan, representing the applicant, presented the application and plans for a definitive two-lot subdivision named "Partridge Hill." He stated that the applicant owns the seven acre parcel which currently contains one single family house. The proposed subdivision will create a common driveway with a proposed right-of-way to serve the two new building lots for single family homes. The private right-of-way is shown as a cul-de-sac, however it "will be a circular turnaround with grass in the middle" and will be maintained by the owners of the two lots, Mr. Ryan said. A water main and hydrant is proposed and the site will be serviced by an on-site sewage disposal system. The applicant proposes to maintain the existing house with its own driveway, he said. Mr. Ryan stated that they have hired a hydrologist for the stormwater management system (calculations/report.)

Mr. Cantoreggi explained that even though the driveway "is private," the applicant still must show that the cul-de-sac could be constructed to be a public right-of-way; "it is important that you have the area required." The first 150 feet must also be paved, he said.

Ms. Recos discussed her review letter, dated May 17, 2017. She stated that the location of the proposed road is less than 60 feet from Frontier Lane. Ms. Recos stated that they "wouldn't recommend streets so close together," and an option to consider may be to move it further away. There are many outstanding issues needing to be addressed as stated in the comment letter from BETA.

Abutters expressed concern over the proposal. Mr. & Mrs. Greco questioned whether or not a variance would need to be granted. They expressed concern over the "close roadways." Ms. Miller, a neighbor abutting the property, raised concerns over the extent of the project and stated that the proposed subdivision "is unacceptable" and "if it goes through, others will do it." "It is not good progress," she said. Mr. Dorsheimer raised drainage concerns. Mr. Cantoreggi stated that the "drainage would have to be designed for whatever roadway they propose." The applicant will provide more information.

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was voted unanimously at 9:14 p.m. to continue the public hearing to Tuesday, June 20, 2017, 8:05 p.m.

OTHER BUSINESS:

MINUTES

On a motion made by Mr. McKay, seconded by Mr. Nichols, it was unanimously voted to approve the regular session meeting minutes from April 26, 2017, as written.

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ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Mr. Nichols and voted unanimously, the meeting was adjourned at 9:16 p.m.

Scheduled Planning Board Meetings: June 20, 2017

Respectfully submitted,

Camille Standley
Administrative Assistant