

MILLIS PLANNING BOARD MINUTES

Tuesday, May 27, 2014

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
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.
Mark Gladstone, 275 Turnpike St., Canton, MA
Robert Fox, 350 Boylston, Newton, MA
John P. Ward, 61 Acorn St.
Dan Merrikin, Merrikin Engineering, 730 Main St.
Marc Rosenfeld, 730 Main St.
Jared Hatch, 1420A Main St.
Ryan Hatch, 1420A Main St.
Meg Wilkes, 90 Farm St.

PUBLIC HEARING, CONTINUATION
SPECIAL PERMIT APP/SITE PLAN APPROVAL
26-28 SPRING STREET
THOMAS ROCHE

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

Mr. Cantoreggi read an email, dated May 27, 2014, from Mr. Roche, requesting a continuance until the next meeting.

On a motion made by Mr. Yered, seconded by Ms. Riley, it was voted unanimously to continue the public hearing at 7:35 p.m. to Tuesday, June 24, 2014, 7:30 p.m.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously at 7:36 p.m. to recess the meeting until 8:00 p.m.

The meeting was called to order at 8:00 p.m. by Mr. Cantoreggi, Chair.

PUBLIC HEARING, CONTINUATION
DEFINITIVE SUBDIVISION APPLICATION
HICKORY HILLS
400 OLD POST LLC

PUBLIC HEARING, CONTINUATION
SCENIC ROAD APPLICATION
HICKORY HILLS – ACORN STREET
400 OLD POST ROAD

The public hearing continuation was opened at 8:00 p.m. and the Scenic Road public hearing continuation was opened at 8:01 p.m. with notices being read by Mr. Yered, Clerk.

Mr. Merrikin, on behalf of the applicant, stated that comprehensive revised plans and comments were recently submitted after receiving comments from all boards. Ms. Thissell is in the process of reviewing the information. Mr. Merrikin stated that the applicant will furnish all easement documents prior to release of the covenant, which can be stated as a condition of approval. Mr. Merrikin summarized some of the revisions stating that an updated sequencing plan has been provided, revised drainage calculations, along with language added to the legal documents regarding roof run-off. The Homeowners Association process was discussed. The legal documents are under review by Town Counsel, Mr. Merrikin said. According to Mr. Merrikin, the applicant will provide a donation to the Fire Department for the Town's fire alarm gift fund in lieu of the installation of street boxes. He said that the Fire Chief was working on that calculation. Mr. Merrikin suggested that the Board may want to change the Planning Board requirements for pull boxes in subdivisions.

Mr. Merrikin described the Farm Street drainage improvements and swale design on Acorn Street. He stated that drainage will be dramatically improved for existing Acorn Street residents because runoff goes through the subdivision drainage system. Ms. Thissell stated that she met with Mr. Merrikin on-site and she will be reviewing the revised drainage calculations, along with everything else submitted.

Mr. Merrikin stated that one additional 6" tree has been requested to be removed. Mr. Cantoreggi did conduct a site visit to view the trees to be removed and he has no issues with the applicant's request.

Ms. Wilkes discussed the importance of retaining as much of the stone wall as possible from an historic standpoint. There was discussion regarding reusing some of the stones from the wall elsewhere in the development. Mr. Merrikin will meet with the Historical Commission to discuss possible reuse of any of the stones.

On a motion made by Mr. Yered, seconded by Ms. Riley, it was unanimously voted to continue the subdivision public hearing at 8:28 p.m. to Tuesday, June 24, 2014, 7:45 p.m.

On a motion made by Mr. Yered, seconded by Ms. Riley, it was unanimously voted to continue the scenic road public hearing at 8:28 p.m. to Tuesday, June 24, 2014, 7:46 p.m.

PUBLIC HEARING, CONTINUATION

SPECIAL PERMIT APPLICATION

1420 & 1420A MAIN STREET

HATCH, INC.

The public hearing was opened at 8:28 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Rosenfeld, representing Hatch Landscape & Design, presented the application. He stated that the applicant would like permission to construct storage bins for landscape materials. Mr. Rosenfeld stated that Mr. Hatch purchased the business which was previously "The Garden Spot." The applicant is also requesting a waiver of site plan review as not much is changing since it was The Garden Spot. According to Mr. Rosenfeld, the Building Inspector advised the applicant to get a special permit. They would like to construct concrete block structures to contain the landscape materials.

Mr. Rosenfeld explained that, unbeknownst to him, Mr. Hatch installed two strips of pavement on the property, without permission, since the application was filed. According to Mr. Rosenfeld, Mr. Hatch was unaware that he was not allowed to add pavement. Mr. Hatch would like to keep his new pavement without having to file for site plan review, as that process is very costly. Mr. Rosenfeld stated that he is prepared to remove the pavement if need be, but is hoping that will not be the case. He is sorry for the error, Mr. Rosenfeld said.

Mr. Merrikin stated that the pavement will be added to a plan. He said that compacted gravel, which was there before, and pavement are not that different. The pavement did not change the drainage patterns on site, he said. Mitigation options were discussed. Ms. MacInnes stated that she does not want this to be cost prohibitive for the applicant as he is making the area better. The applicant will present some ideas at the next meeting.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was voted unanimously at 8:50 p.m. to continue the hearing to Tuesday, June 24, 2014, 8:05 p.m.

**OTHER BUSINESS:
MINUTES**

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was unanimously voted to approve the minutes from May 20, 2014, as written.

ADJOURN

There being no further discussion and on a motion made by Ms. Riley, seconded by Ms. MacInnes and voted unanimously, the meeting was adjourned at 8:52 p.m.

Scheduled Planning Board Meetings: July 22, 2014

Respectfully submitted,

Camille Standlee, Administrative Assistant