

MILLIS PLANNING BOARD MINUTES

Tuesday, June 2, 2015

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

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

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

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Beth Wierling, 5 School St., Franklin
Tom Roche, Roche's Building
Cynthia Kilham, Natick
Sabine Jonsson, Natick
Mark & Susan Ferzoco, 69 Norfolk Rd.
Reg Schonborn, Bluewave Capital
Drew Pierson, Bluewave Capital
Daniel Merrikin, Merrikin Engineering, LLP

7 PLEASANT ST.

“LET’S GO FOR A WALK”

SABINE JONSSON

Ms. Jonsson stated that she is interested in leasing the property at 7 Pleasant Street to open a dog daycare business. She requested a Waiver of Site Plan Review/Approval for the above-mentioned location. Mr. Yered read her letter, dated March 27, 2015, into the record.

Mr. Jonsson stated that she had received approval from the Zoning Board of Appeals for the dog daycare business. She said that their approval was for “up to forty dogs, but” they “will not have that many.” They pick up the dogs themselves so there is no traffic for drop off or pick up. There are no kennels, nor signage proposed. The square footage of the space shall remain the same, Ms. Jonsson stated, and they intend to fence the back perimeter of the property as stated in her letter. There will be no selling of merchandise and no overnight stays for the dogs.

On a motion made by Ms. Riley, and seconded by Mr. Nichols, it was voted unanimously, 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 7 Pleasant Street (Let’s Go For A Walk).

26-28 SPRING STREET

SPECIAL PERMIT/SITE PLAN APPROVAL EXTENSION REQUEST

THOMAS ROCHE

The Board met with Mr. Roche, wherein Mr. Roche discussed the letter from Atty. John Fernandes, dated May 12, 2015. Mr. Roche requested an extension of the Special Permit with Site Plan Approval Decision (filed with Town Clerk on August 4, 2014), for commencing activities on the approved project. He stated that the existing building has already been taken down and he is moving forward.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was unanimously voted to extend the Special Permit with Site Plan Approval up to and including July 28, 2016.

SOLAR BYLAW DISCUSSION

BLUEWAVE CAPITAL

DREW PIERSON

Mr. Pierson gave an overview of Bluewave Capital and said they are developers of solar based projects out of Boston. Mr. Pierson stated that they are representing the owners of 49 Norfolk Road who are considering a solar project. According to Mr. Pierson, based on the proposed Solar Bylaw scheduled for a vote at Town Meeting in June, their project as designed would not be allowed. He stated that the proposed zoning amendment would prohibit large-scale ground mounted solar in all residential zones; thereby penalizing landowners as well as residents by prohibiting suitable sites in residential zones. Mr. Pierson stated that he would recommend that the Town “pass over” the solar bylaw article at Town Meeting to “delay action” and rewrite the bylaw amendment to allow projects above 250 kWDC in residential zones via special permit.

Mr. Cantoreggi explained that after a number of informal discussions to propose a solar bylaw, a public hearing was held on April 14, 2015. The proposed bylaw has been approved and moved forward to be voted on as an article at Town Meeting. The Planning Board wanted to get “something on the books,” Mr. Cantoreggi stated. Amendments can be made at a later date, he said. Mr. Pierson stated that they “came into the project mid-March” so they were not able to participate in the Public Hearing on solar.

There was discussion regarding possible options on the night of Town Meeting, however, the Planning Board will stand firm in their support of the Solar Bylaw article the way it is currently written. Proposed changes can be discussed/made in the future.

HOUSING REPORT

BETH WIERLING

Ms. Wierling provided the Board with her background in the field of housing/town planning. She was hired by the Board to research senior living opportunities in Millis compared to other surrounding communities. Ms. Wierling reviewed her report, dated May 29, 2015. In summary, Ms. Wierling stated that the Town may want to find better ways to meet the needs of the older population by exploring congregate living

opportunities and/or assisted living solutions. She recommended that there be more housing for the senior population provided as the population will increase. By thoroughly reviewing existing zoning bylaws, including accessory family units zoning bylaw and the Senior Residential Community Development zoning bylaw, and exploring new opportunities for housing options for seniors, Millis can strive to provide a variety of housing for its aging population, she said.

The Board discussed various options and possible locations in Town. It was the sentiment of the Board that more options should be available for seniors. There is work that needs to be done on the bylaws, for example, defining “congregate” and “assisted living.” The Board will review the draft assisted living bylaw that Ms. Riley worked on to get going on something sooner rather than later.

**HICKORY HILLS
INFORMAL DISCUSSION
TRE-PARTITE AGREEMENT
DANIEL MERRIKIN**

Mr. Merrikin stated that the applicant/developer is ready to move out of the covenant phase to the tripartite agreement for the subdivision. Once the agreement is in place, Mr. Merrikin stated, they would like to request a partial release of 12 lots from the covenant.

Mr. Cantoreggi will forward the draft tripartite agreement to Town Counsel for review. BETA Engineering will be asked to review and set a bond amount.

OTHER BUSINESS:

**SPECIAL PERMIT MODIFICATION – MCEOD – 979 MAIN ST.
“CENTENNIAL PLACE” – DECISION DATED OCTOBER 6, 2014
(FILED WITH TOWN CLERK OCTOBER 7, 2014)**

CONSTRUCTION CHANGE – DELETION OF DRIVE THRU

The Planning Board met with Mr. Byron Andrews, representing Mr. Kazis, on April 14, 2015, and stated that there had been a change in the intent of the construction at 979 Main St. (Centennial Place). Mr. Andrews requested that the change be “considered a construction change.” The Board reviewed the plan submitted at that time and requested minor revisions to the plan. Mr. Andrews resubmitted the plan as requested with the revisions.

The revised plan entitled, “Centennial Place Site Plan Modification, Auburn Road & Main Street, Millis, MA 02054, Site Layout & Materials Plan, C-4.0,” dated August 30, 2013, last revised 5-8-15, was submitted for the Board’s review and approval.

On a motion made by Mr. McKay, seconded by Mr. Nichols, it was voted unanimously to approve the deletion of the drive-thru as a construction change. The Planning Board endorsed the plan sheet accordingly.

MILLIS PLANNING BOARD MINUTES

Tuesday, June 2, 2015

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

MINUTES

On a motion made by Mr. McKay, seconded by Mr. Yered, it was unanimously voted to approve the minutes from May 5, 2015, as written.

On a motion made by Ms. Riley, seconded by Mr. Yered, it was unanimously voted to approve the minutes from May 14, 2015, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 9:10 p.m.

Scheduled Planning Board Meetings: July 14, 2015

Respectfully submitted,

Camille Standley
Administrative Assistant