

MILLIS PLANNING BOARD MINUTES

Tuesday, June 24, 2014

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

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

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

Barbara J. Thissell, P.E.

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Robert Fox, 275 Turnpike St., Canton
Thomas Roche, 270 Exchange St.
Dan Merrikin, Merrikin Engineering
Robert Truax, GLM Engineering, Holliston, MA
Steve Wilkes, 90 Farm St.
Marc Rosenfeld, 730 Main St.
Jared & Ryan Hatch, 1420A Main St.
Jack Ward, 61 Acorn St.
Nathan Maltinsky, 431 Exchange 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. Truax of GLM Engineering, representing the applicant, stated that additional soil testing was done and stormwater calculations and plans were revised. The building proposed is for rental units. Open Space for the project had been discussed at the previous meeting. Mr. Truax stated that “not doing Open Space” was discussed as it is their feeling that there is a wooded strip already there and “Open Space is not appropriate for the area.” Enough screening is provided, he said. As stated in their response letter dated June 5, 2014, the applicant stated that due to the size of the lot, Common Open Land is not feasible and they defer to the Board on this determination.

Ms. Thissell reviewed the revisions and she does agree with the Stormwater calculations.

Mr. Cantoreggi stated that he had spoken to Town Counsel regarding the Open Space requirement and was told that the Board has “quite a bit of leeway” on this issue. The area is all wooded, but not used, he said, and it does provide a buffer between the homes on Spring Street. Mr. Cantoreggi noted that the land does abut a field and even if the

Board does not require that the land be cleared and used as Open Space now, as a condition of approval, it could be required that the land be dedicated to Open Space to be used at a later date. There was discussion regarding the use of the adjacent field, however, Mr. Truax questioned whether recreational use for Open Space areas was allowed. There was discussion regarding the applicant donating funds for Open Space elsewhere in Town, similar to what is done with the Sidewalk Fund for subdivisions. Mr. Roche said he would be willing “to think about it” depending on how much of a donation would be required.

There being no further questions and on a motion made by Mr. McKay, seconded by Mr. Nichols, it was unanimously voted to close the public hearing at 7:49 p.m.

PUBLIC HEARING, CONTINUATION
DEFINITIVE SUBDIVISION APPLICATION
HICKORY HILLS

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

The definitive subdivision public hearing continuation was opened at 7:50 p.m. with notice being read by Mr. Yered, Clerk. The Scenic Road public hearing continuation was opened at 7:51 p.m., with a motion by Mr. Cantoreggi, seconded by Ms. MacInnes, and unanimously voted to waive the reading of the public hearing notice.

Mr. Merrikin recapped where he is in the application process. He stated that Town Counsel is reviewing the draft legal documents and working with the applicant’s counsel on finalizing these documents.

Mr. Merrikin stated that the removal of two additional trees is needed for the Scenic Road application subsequent to design changes for the proposed swale reconstruction along Acorn Street. They are requesting removal of nine trees and forty feet of stone wall.

Mr. Maltinsky read a letter from the Millis Historical Commission, dated June 19, 2014. According to Mr. Maltinsky, the Historical Commission is not in favor of removal of the stone wall, however, if it is approved, the Commission requests that the stones be delivered by the applicant to an agreed upon location for future use. Mr. Maltinsky would hope to use the stones at the Dewey property. He plans to file an application with the Community Preservation Commission for funding to re-use the stones to build a stone wall. Mr. Cantoreggi stated that if approved, it would be up to the Historical Commission to arrange delivery and safe storage of the stones.

Mr. Cantoreggi, in his role as Tree Warden, stated that he had looked at the trees to be removed and found them to be “insignificant” and recommended approval for removal. He stated the Board can ask the applicant for replacement trees to be used elsewhere in Town.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously to close the Hickory Hills Scenic Road public hearing at 8:05 p.m.

Mr. Merrikin asked that Ms. Thissell generate a value for the applicant to submit to the Sidewalk Fund for the definitive subdivision. Ms. Thissell summarized her review letter, dated June 22, 2014. She stated that the outstanding engineering questions had been resolved. She discussed her recommended conditions should the Board approve the application.

Mr. McKay read a letter to the Planning Board from Fire Chief Richard Barrett, date received June 4, 2014. Chief Barrett recommended that the applicant donate \$7,800.00 to the Town's fire alarm gift fund in lieu of the installation of street fire boxes.

Mr. Merrikin stated that there are three waivers remaining regarding drainage which need the Board's approval. Ms. Thissell recommends approval of the last three remaining waiver requests.

The Board discussed Waiver #2 to allow the outfall from stormwater basin 1 to discharge to the surface of the ground via sheet flow to maintain existing discharge patterns. Mr. Merrikin explained that the area in question is a wooded valley where existing runoff sheds off the site into the southerly adjoining property. In order to maintain existing drainage patterns, as is customarily required by standard engineering practice, the applicant has designed a stormwater infiltration basin (basin #1) in this location with a 16 foot long level spreader as the outfall, which will discharge runoff as sheet flow, consistent with existing runoff patterns in the area. The Applicant's stormwater calculations, which have been reviewed by Ms. Thissell, indicate that there will be no discharge from basin #1 in the 1, 2, and 10-year storms and that the discharges in the 50-year and 100-year design storms are less than 0.21 cfs. The Applicant's calculations also demonstrate that there will be a net reduction in both rate and volume of runoff to the southerly abutter by approximately 20%. The Board finds that the proposed discharge from basin #1 via level spreader is consistent with existing drainage patterns and will not cause adverse impacts to the adjacent properties. The Board therefore finds that the granting of the waiver in accordance with Section 7.2 of the Subdivision Regulations and M.G.L. Chapter 41, Section 81R, is in the public interest and not inconsistent with the intent and purpose of the subdivision control law and the Subdivision Regulations.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was unanimously voted (6-0) to grant the waiver requested from sections 5.12.2.2.f.1 to allow the outfall from stormwater basin 1 to discharge to the surface of the ground via sheet flow in order to maintain existing discharge patterns as is otherwise required by standard engineering practice.

The Board discussed Waiver #3 to allow less than 4.5 feet of cover over drain lines. According to Mr. Merrikin, the Board has waived this provision several times in the past and finds that reducing drainage cover results in lesser disturbance of the site, the need to import less fill, and a roadway grade which is more consistent with the surrounding topography. The Board does find that the cover specified in the Subdivision Regulations is not necessary, provided that the drain pipe used is suitable for H-20 traffic loadings, which is the case for the reinforced concrete pipe that will be used in this development. The Board therefore finds that the granting of the waiver in accordance with Section 7.2 of the Subdivision Regulations and M.G.L. Chapter 41, Section 81R, is in the public interest and not inconsistent with the intent and purpose of the subdivision control law and the Subdivision Regulations.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was unanimously voted (6-0) to grant the waiver requested from sections 5.12.1.b, 5.12.2.2.d.1, & Figure 1-A to allow less than 4.5 feet of cover over a main drain line provided that reinforced concrete pipe suitable for H-20 truck loadings is used where traffic conditions warrant.

The Board discussed Waiver #4 to allow all stormwater basins to have flat bottoms and no low-flow channel. The Applicant has noted the current standard engineering practice (as recommended by the MassDEP Stormwater Handbook) that stormwater infiltration basins should have flat bottoms with no flow channels so that stormwater will disperse evenly throughout the basin bottom, thereby maximizing the infiltration surface area and minimizing infiltration time. The Board therefore finds that the granting of the waiver in accordance with Section 7.2 of the Subdivision Regulations and M.G.L. Chapter 41, Section 81R, is in the public interest and not inconsistent with the intent and purpose of the subdivision control law and the Subdivision Regulations.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was unanimously voted (6-0) to grant the waiver requested from section 5.12.2.2.c.5(c) to allow all stormwater basins to have flat bottoms and no low-flow channel.

Mr. Yered stated that he would like to see two STOP signs at the Acorn Street intersections. Mr. Merrikin stated he would add that item as a condition of approval.

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, it was unanimously voted to continue the public hearing at 8:30 p.m. to Tuesday, July 22, 2014, 7:30 p.m.

PUBLIC HEARING, CONTINUATION

SPECIAL PERMIT APPLICATION

1420 & 1420A MAIN STREET

HATCH, INC.

The public hearing continuation was opened at 8:30 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Dan Merrikin presented a revised plan which shows the unauthorized paved areas. It also shows proposed landscape improvements around the building as mitigation for the paving. Mr. Merrikin stated that this will provide aesthetic improvements to the area. The applicant would still like permission to construct their storage bins and leave the paving in place. They are hoping that with the addition of the improvements, they will not be required to go through the site plan review process. Mr. Cantoreggi stated that in his opinion, what the applicant is proposing is reasonable.

On a motion made by Mr. Cantoreggi and seconded by Ms. MacInnes, it was unanimously voted (6-0) to waive Site Plan Review and to grant to the applicant, Hatch, Inc., a special permit for the construction of several storage bins for the storage and retail sale of various landscape materials at 1420 & 1420A Main Street. The Special Permit approval is subject to the following conditions:

1. Heavy equipment/large trucks to be stored out back.
2. A spill kit, in usable condition, is to be kept on site.
3. Snow storage must be in the back of the building; not out front.
4. Applicant will be responsible for any TSS mitigation should there be any runoff into Main Street/Rte. 109.
5. Applicant will maintain the island (“landscape area”) in the front of the building along Main Street/Rte. 109.
6. A dust control plan must be in place.
7. Construction of storage bins to be as shown on the plan entitled, “1420/1420a Main Street Plan of Land In Millis, MA,” dated September 15, 2010, last revised March 25, 2014, (received June 24, 2014) prepared by Merrikin Engineering, LLP.
8. One of the existing outside storage gravel areas to be grassed/landscaped area for aesthetic improvements (as shown on the plan) to mitigate for unauthorized paving on the site.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously at 8:52 p.m. to close the public hearing.

OTHER BUSINESS:

PAYROLL SIGNATORIES FY15

On a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes, the Planning Board unanimously voted, pursuant to MGL Chapter 41, Section 41, to authorize *either* Robert Cantoreggi or James McKay to sign/approve payroll. It is understood that this provision does not eliminate the responsibility of the other members of the Board.

MINUTES

On a motion made by Mr. Yered, seconded by Ms. MacInnes, it was unanimously voted to approve the minutes from May 27, 2014, as written.

ADJOURN

There being no further discussion and on a motion made by Ms. MacInnes, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 8:55 p.m.

Scheduled Planning Board Meetings: July 22, 2014

Respectfully submitted,

Camille Standley
Administrative Assistant