

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

Barbara J. Thissell, P.E.

Members Absent: Richard Nichols, Associate Member

Also present: Scott Fuzy, 15 Stony Brook Dr.
Robert Fox, 275 Turnpike St., Canton
Dan Merrikin, Merrikin Engineering
Meg Wilkes, 90 Farm St.
Elmer & Christopher Chacon, Jalapa Mexican Grill LLC

PUBLIC HEARING, CONTINUATION
DEFINITIVE SUBDIVISION APPLICATION
HICKORY HILLS

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

Mr. Merrikin presented the revised Operations and Maintenance Plan and revised subdivision plans. He stated that all the technical issues had been resolved. Ms. Thissell stated that all outstanding engineering concerns had been addressed. Mr. Merrikin stated that he hopes the public hearing will be closed tonight. Should the Board approve the application, the draft decision was reviewed. Mr. Merrikin stated that they are hoping to start construction later in the fall.

There was discussion regarding the special conditions of the draft decision. No work will be allowed on Federal holidays without prior approval from the Building Inspector. The start time for construction will be 7:00 a.m.

There were no further questions and on a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was unanimously voted to close the public hearing at 7:55 p.m.

Waiver of Site Plan Review Request
925 Main Street
Jalapa Mexican Grill

Mr. Chacon currently runs Jalapa Mexican Grill and he would like to expand his outdoor seating. Mr. Chacon requested a waiver of site plan review to allow him to construct a 25' x 25' outdoor, fenced, seasonal patio with five tables and vegetation/plantings. Semi-pervious pavers will be used for the construction, he said.

On a motion made by Ms. MacInnes, and seconded by Mr. McKay, 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 925 Main Street.

OTHER BUSINESS:

DELIBERATION/VOTE:

**SPECIAL PERMIT APP/SITE PLAN APPROVAL
26-28 SPRING STREET**

The public hearing on this application was closed on June 24, 2014.

The Board discussed the application. There was discussion regarding the possibility of an easement at the back of the property for stormwater improvements for the athletic fields on the abutting property. Mr. Cantoreggi will speak to Town Counsel.

On a motion made by Mr. McKay, and seconded by Mr. Yered, it was unanimously voted, with Mr. McKay, Mr. Yered, Mr. Cantoreggi, Ms. Riley and Ms. MacInnes voting in the affirmative, to approve, with conditions, the Special Permit with Site Plan Approval application and plans to Roche's Building Company for the proposed mixed-use development at 26-28 Spring Street.

DELIBERATION/VOTE:

**SCENIC ROAD APPLICATION
HICKORY HILLS – ACORN STREET
400 OLD POST ROAD**

The public hearing on this application was closed on June 24, 2014.

There was discussion regarding the application. Mr. Cantoreggi requested that the applicant donate \$1,000.00 to the Town's tree/pruning fund.

On a motion made by Mr. McKay, and seconded by Ms. MacInnes, it was voted unanimously as follows:

- (1) The Board grants permission for the 40 linear feet of stone wall within the Acorn Street layout to be removed to allow the existing swale to be reconstructed and enlarged, with the condition that the Applicant save all excavated stones from the wall and bring them to a location within the Town of Millis, to be specified by the Millis Historical Commission, who shall obtain consent from the Department of Public Works should the drop-off location be Town-owned property.
- (2) The Board grants permission for the Applicant to remove the nine street trees specified on the submitted plans, with the condition that the Applicant make a \$1,000 donation to the Millis replanting and tree fund for the Town's use in installing and maintaining public trees. Said donation shall be made before the tree removal takes place.

DELIBERATION/VOTE:

DEFINITIVE SUBDIVISION APPLICATION

HICKORY HILLS

400 OLD POST ROAD

There was discussion regarding the special conditions for the definitive subdivision application and further review of the draft decision.

On a motion made by Mr. McKay and seconded by Ms. MacInnes, it was voted unanimously (5-0) to approve, with conditions, the Hickory Hills Definitive Subdivision application and plans entitled "Hickory Hills Definitive Subdivision Plan of Land in Millis, MA", consisting of 26 sheets, prepared by Merrikin Engineering, LLP and dated February 6, 2014, with a latest revision date of July 22, 2014."

MINUTES

On a motion made by Ms. Riley, seconded by Mr. Yered, it was unanimously voted to approve the minutes from June 24, 2014, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Ms. MacInnes and voted unanimously, the meeting was adjourned at 8:26 p.m.

Scheduled Planning Board Meetings: September 23, 2014

Respectfully submitted,

Camille Standley
Administrative Assistant