

MILLIS PLANNING BOARD MINUTES

September 12, 2017

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
James McKay
Richard Nichols
Nicole Riley
Carlo Molinari, Associate

Melissa Recos, BETA Group.

Members Absent:

Also present: Scott Fuzy, 15 Stony Brook Dr.
Steven Zieff, 80 Hope Ave., Waltham
Skip Coppoca, 14 Crestview Dr.
Robert & Carolyn Gentile, 26 Crestview Dr.
Robert Sullivan, 62 Dover Rd.
Bruce Wilson, Jr., PLS, 62 Dover Rd.
John Engler, 52 Limerick Way, No. Attleboro
Nick Havan, Nitsch Engineering, 2 Center Plaza, Boston
Kathleen Gasbarro, 350 Village St.
Cary J. Orlandi, Jr., 350 Village St.
Cary J. Orlandi, Sr., 350 Village St.
Jim Susi, United Consultants, 350 Village St.
Steven Agostini, Rehoboth
Thomas Donatelli, 118 Cottage Ave., No. Providence, RI
Mike Berlin, 109 Nahant St. #3, Lynn
Robert Bravo, 40 Christopher Court, New Bedford
Wayne Klocko, Chairman, ESBC
Jeff D'Amico, Compass Management
David Warner, Warner Larson Landscape Architects
Aaron Gallagher, Nitsch Engineering
Bud Drummey, 38 Spring St.

TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS - UPDATE

JAMES MCCAFFREY, SELECTMAN

Mr. McCaffrey updated the Board on discussions at the Selectmen's meetings and the addition of a Temporary Moratorium on Recreational Marijuana Establishments bylaw. A draft/sample bylaw article was reviewed. Mr. McCaffrey stated that a temporary moratorium would run until the end of 2018 to allow time for local regulations to be proposed and voted on. The Selectmen will then have time to work with the Planning Board to develop an actual zoning and permitting bylaw. Mr. McCaffrey said that with so many unknowns regarding the legalization of recreational marijuana by the State, the Town should take the time to look at it more closely.

On a motion made by Mr. Robert Cantoreggi, seconded by Ms. Nicole Riley, it was voted unanimously to recommend a Temporary Moratorium on Recreational Marijuana Establishments Bylaw warrant article for the November 6, 2017, Town Meeting.

The Planning Board will likely hold a public hearing on October 3, 2017.

**INFORMAL DISCUSSION RE: SUBDIVISION
NORTH STREET AREA**

DANIEL MERRIKIN, MERRIKIN ENGINEERING

Mr. Merrikin stated that he is in the process of working on a definitive subdivision on 54 acres of land between Main Street and the Railroad Ave., Crestview, and J Williams Heights area. There are different zoning districts involved, he said. Mr. Merrikin presented a “Conventional Subdivision Sketch Plan,” dated September 11, 2017, and an “Open Space Subdivision Sketch Plan,” dated September 12, 2017, for the property.

Mr. Merrikin stated that they are in the process of design and requested initial feedback from the Board before filing preliminary subdivision plans. Mr. Cantoreggi stated that he preferred the Open Space design as there would be less roadway for the Town to maintain. The other Board members agreed the Open Space design would be preferred. There was discussion regarding the Dover Road pump station. Mr. Merrikin stated that they are “aware of the situation with the pump station and what is involved with updating it.” Mr. Merrikin will prepare plans for a Preliminary Subdivision Plan submittal.

**SPECIAL PERMIT/SITE PLAN APPROVAL APPLICATION, PUBLIC HEAR.,
CONT. - 350 VILLAGE STREET – MONTESSORI SCHOOL
CARY J. ORLANDI, MILLBROOK MODULAR HOMES**

The public hearing continuation was opened at 7:57 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Susi, representing the applicant, stated that all outstanding items have been addressed; a construction detail regarding the sidewalk and signage was added to the plan and the Operations and Maintenance Plan has been updated and a budget added (Revised September 6, 2017). Ms. Recos confirmed that all outstanding issues were addressed.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously at 8:03 p.m. to close the public hearing.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously (6-0) to grant a special permit for/with site plan approval, with conditions, to Cary J. Orlandi/Kathleen Gasbarro for Woodside Montessori Academy, 350 Village Street, for the construction of a two classroom addition on an existing school building including extension of existing utilities and replacement and expansion of the existing parking area on a 1.37-acre site located at 350 Village Street.

**SPECIAL PERMIT/SITE PLAN APPROVAL APPLICATION, PUBLIC HEAR.,
CLYDE BROWN SCHOOL CONSTRUCTION – PARK ROAD
WAYNE KLOCKO, ESBC**

The public hearing was opened at 8:05 p.m. with notice being read by Mr. Yered, Clerk.

Mr. Klocko, Chair of the Elementary School Building Committee, introduced the team working on the proposed project. Being proposed is construction of the new Clyde Brown Elementary School to be built between the existing Clyde Brown building and the Middle/High School building, while both schools remain in operation. Demolition of the existing Clyde Brown building and completion of the site construction will occur after the school is moved into the new building. Mr. Klocko stated that they are “ready to start in November” pending permit approval. The Conservation Commission does not require a filing for the project, he said.

Mr. D’Amico of Compass Management presented the existing school campus site plan. Mr. Warner of Warner Larson Landscape Architects updated the Board on the status of the project. He stated that after filing the application, they have engaged with the Board’s peer reviewer, BETA Group, to keep on schedule. Mr. Warner stated that two waivers are being requested:

- (1) waiver from the required parking spaces; 193 spaces are going to be provided which the applicant believes to be adequate. According to the bylaw, 231 spaces would be required.

- (2) waiver from the four loading spaces requirement; the proposed loading area is 20’ wide by 50’ long with 2,200 sf of maneuvering area.

Mr. Warner stated that revisions have been made to the Main Street entrance at Park Street to Town Hall. Mr. Warner presented the architectural floor plans. The traffic report will be finalized and submitted once traffic counts are completed which will need to be done when school is in session.

Mr. Gallagher of Nitsch Engineering presented the existing and proposed drainage and water/sewer utilities. The drainage design plan and proposed conditions was presented. The proposed Stormwater Management system was presented. Bio/rain gardens are proposed, Mr. Gallagher said. The Spring Street drainage system will remain as is, he stated; only a new catch basin will be installed. There are a couple of remaining comments left to work on with BETA, Mr. Gallagher said. Electric services and site lighting was presented. Mr. Donatelli discussed the project phasing and construction sequencing was presented.

Mr. Cantoreggi expressed concerns regarding snow removal in the parking area. Mr. Warner stated that snow removal operations have been implemented and there is a snow storage area. Mr. Cantoreggi questioned whether there would be adequate screening around the dumpsters so they do not deter from the façade. He also questioned the dumpster emptying and removal where the street is one way. Mr. Warner stated that they

would work with facilities management to be sure “it is done appropriately.” He assured Mr. Cantoreggi that there would be an acceptable operational procedure for truck and recycle pickup.

Ms. Recos of BETA Group stated that they have been doing a consolidated review for the Town for the project. She stated they are on the second phase of review and will review the traffic report once the counts are in. Walking traffic was discussed. There currently is no plan to change the walking traffic coming off Spring Street.

Mr. Klocko stated that there is concern regarding children crossing Rte. 109. They are looking at options for lighted crosswalks, etc. They are not done with that piece and are “trying to design with safety in mind.”

Ms. Riley asked whether the high school overflow parking (near the tennis courts) would be replaced. Mr. D’Amico stated that overall parking is not being reduced, but it may be “less convenient.” They are not planning to replace the overflow parking area elsewhere.

Mr. Drummey of 38 Spring Street expressed concern over drainage of Spring Street in general. He stated that his property is located at the bottom of the hill. Mr. McKay stated that the area is being looked at and the design proposed will help. “The problem will get better,” he said.

Mr. Fuzy stated that he is in favor of the project and thanked all of those involved.

The traffic report must be submitted within two weeks in order for BETA to review it in time for the next hearing, Mr. Cantoreggi stated.

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was voted unanimously at 9:28 p.m. to continue the public hearing to Tuesday, October 3, 2017, 8:30 p.m.

APPROVAL OF MODIFICATION TO DEFINITIVE SUBDIVISION PLAN APPLICATION, PUBLIC HEARING, CONT.

62 DOVER ROAD- “DOVER ESTATES” - ROBERT SULLIVAN

and

SPECIAL PERMIT APPLICATION FOR EARTH REMOVAL, PUBLIC HEARING, CONT.

62 DOVER ROAD- “DOVER ESTATES” - ROBERT SULLIVAN

The public hearing continuations were opened at 9:33p.m. and 9:34 p.m. with notices being read by Mr. Yered, Clerk.

Mr. Wilson, representing the applicant, presented a response letter, dated September 12, 2017. He stated the plans were revised (revision date September 12, 2017) to add a fourth sheet identifying the gravel removal. There will be no processing of the gravel on site, he said. A parking area and construction gate were also added to the plans. According to Mr. Wilson, the waivers requested are the exact list of waivers that were

previously submitted and approved. There is a minor amendment to waiver request #4 for the turn around to include language to reflect a 50' radius at the property line as previously approved, he said.

Ms. Recos stated that there were a substantial number of comments which have been satisfactorily addressed. She stated that the modified design does not impact what was previously granted. Ms. Recos recommended some type of performance bond be submitted.

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously at 9:53 p.m. to close the Modification to Definitive Subdivision application public hearing.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously at 9:54 p.m. to close the Earth Removal Special Permit application public hearing.

Deliberation and vote on both applications will be scheduled on the October 3, 2017 agenda.

OTHER BUSINESS:

**60 CURVE STREET – GAF
LETTER RE: HISTORICAL SIGNIFICANCE**

The Board reviewed a letter to the Massachusetts Historical Commission from the Millis Historical Commission regarding the preservation of the GAF Manufacturing building located at 60 Curve Street.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to send a letter in support of this effort.

MINUTES

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously to approve the regular session meeting minutes from August 15, 2017, as written.

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 10:04 p.m.

Scheduled Planning Board Meetings: October 3, 2017
November 14, 2017

Respectfully submitted,

*Camille Standley,
Administrative Assistant*