



Doherty, Ciechanowski,
Dugan & Cannon, P.C.

Edward V. Cannon, Jr.
evc@dcdclaw.com

Received Sept. 20, 2016
@ 3:00 pm
King
Town Clerk

124 Grove Street, Suite 220
Franklin, MA 02038
TEL. NO. (508) 541-3000
FAX NO. (508) 541-3008

September 20, 2016

Hand Delivered

Town of Millis
Planning Board
Veterans Memorial Building
900 Main Street
Millis, MA 02054

RE: Toll Brothers – Glen Ellen Senior Residential Community Development
Modification of Planning Board Special Permit on
Application No. 55-011 Dated: April 1, 2008

Dear Board:

Enclosed herewith please find the application of Toll Brothers to modify the Senior Residential Community District Special Permit No. 55-011 granted by the Board and dated April 1, 2008 (“Special Permit”). This modification application has been approved by the current owners of the property, Bogastow Company, Inc. and Glen Ellen Company, Inc., however, both current owners reserve all rights under the Special Permit as originally granted.

The requested modifications to the Special Permit are all as provided for in this application, including but not limited to, eliminating the private golf course and corresponding private golf clubhouse and private pro shop, reducing the size of the private clubhouse, adding a private pool and private sports courts, and a change in the layout of the dwelling units.

Please add this matter to the Board’s next scheduled meeting on October 11, 2016, and given this application, please remove Toll Brothers from the October 11, 2016 agenda for purposes of continuing the general discussion with the Board, which had been continued from the Board’s September 6, 2016 meeting.

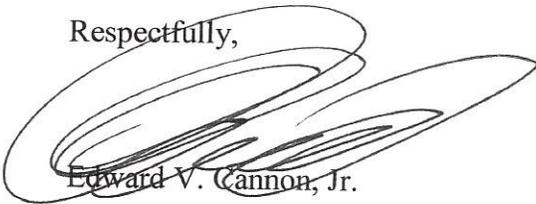
The required Landscape Plan is still being worked on. I will submit that to the Board in advance of the October 11, 2016 meeting.

Town of Millis
Planning Board
September 20, 2016
Page 2,

If you have any questions, or if you require any additional information, please let me know.

Thank you for your time and attention to this matter, and your continued assistance with this process.

Respectfully,

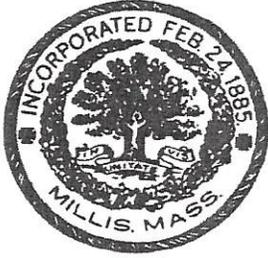
A handwritten signature in black ink, appearing to read "Edward V. Cannon, Jr.", is written over a large, light-colored scribble or stamp.

Enclosures

cc: David Bauer, Toll Brothers w/o enclosures
Shawn Nuckolls, Toll Brothers w/o enclosures

F15-169

Received Sept. 20, 2016
@ 3:00 p.m.
Jim J. [Signature]
Town Clerk



TOWN OF MILLIS

PLANNING BOARD APPLICATION FOR APPROVAL OF MODIFICATION/AMENDMENT TO SPECIAL PERMIT

Applicant's Name Toll Bros., Inc.
Address 134 Flanders Road, Suite 275
Town Westborough State/Zip MA 01582 Phone (508) 366-1440

Property Location 84 Orchard Street
Assessors' Map s 1 ----- 1, 2, 3, 3B, 4
5 ----- Parcel s 35

Zoning District(s) RT

Owner's Name Glen Ellen Company, Inc. & Bogastow Company, Inc.

Address 150 Mount Vernon Street, Suite 500

Town Boston State/Zip MA 02125 Phone (508) 366-1440

Modification requested to Decision dated (attached): 04/01/2008

Nature of application: See application cover letter.

Toll Bros., Inc by their attorney
Signature of Applicant [Signature] Date 9/20/2016
Signature of Owner See letter attached Date 9/20/2016



Received Sept. 20, 2016
@ 3:00 pm
Tim J. Chaslin
Town Clerk

September 20, 2016

Town of Millis
Planning Board
Veterans Memorial Building
900 Main Street
Millis, MA 02054

Re: Toll Brother – Glen Ellen Senior Residential Community Development
Modification of Planning Board Special Permit on
Application No. 55-011 Dated April 1, 2008

Dear Board:

The Applicant respectfully requests a modification to the previously approved Special Permit and is proceeding with the requisite applications and materials in support of same. As previously documented, the project represents a reduction in scope from the previously approved development program and is anticipated to have a corresponding reduction in impacts.

BETA Group has reviewed the current design and found it to be generally consistent with the previously approved plans and the associated Special Permit Decision in terms of its design and the waivers granted, per their letter dated August 30, 2016. BETA's review included three comments which are summarized below. That update has been made and is reflected in the Preliminary Plans enclosed with this application.

1. Comment: Provide visitor parking consistent with other building pods.

Response: Additional visitor parking has been added at housing Pod #2 (Road G) to be consistent with other building pods.

2. Comment: Fire and Police Departments should review plan for a gated entrance.

Response: The Applicant will work with the Fire and Police Departments to ensure that the gated entrance(s) are designed to their satisfaction.

3. Comment: Request waivers for dead end roadway length (540' and 660' where 500 feet is the maximum) and turnaround (hammerhead where a 50 foot radius is required) (XVII.G.8.b). BETA recommends obtaining comments pertaining to emergency access considerations from the fire and police departments.

Response: On behalf of the Applicant, Bohler consulted with BETA Group to discuss this comment in greater detail. A consensus was reached regarding the 660 ft. section of road. This section is not considered a dead-end road since it is serviced by an emergency access, consistent with the previous plan. The 540 ft. section of road has been modified on the enclosed plans to be no more than 500 ft. The hammerhead radius was also modified to be 50 ft. For these reasons, no new waiver is currently requested.



The following summary provides a comparison of the approved plans submitted as part of the above referenced Special Permit, prepared by Earth Tech dated February, 2007, to the current Preliminary Plans prepared by Bohler Engineering, dated August 20, 2016.

Project Comparison Table:

Project Element	Previously Approved	Current Toll Proposal	Net Change
Number of housing units	341	324	(17)
Roadways (LF)			
Primary Access	18,975+/-	14,250+/-	(4,725+/-)
Emergency Access	1,515+/-	560+/-	(955+/-)
Open Space (AC)	90.2+/-	107.5+/-	+17.3+/-
Perimeter Buffer	100 feet	100 feet	0
Average Daily Trips (ADT)	2,385	1,141	(1,244)
AM Peak Hour (weekday)	122	92	(30)
PM Peak Hour (weekday)	197	102	(95)
Water Consumption (GPD)	91,500	80,000	(11,500)
Wastewater Generation (GPD)	100,000	80,000	(20,000)
Orchard Street Water Main (LF)	4,200F	6,800	+2,600
Amenities	20,000 SF Wellness Center 9,000 SF Clubhouse 9-Hole Golf Course Walking Trails	7,000 SF Clubhouse Pool Sports Courts Walking Trails	

According to the Decision, four (4) of the six (6) requested waivers from the Senior Residential Community By-law were granted by the Planning Board as summarized below.

1. **Section XVII.D** - To allow persons of all ages to live in a dwelling unit together with a senior resident for purposes such as care of a senior in ill health or enabling seniors to fulfill responsibilities of guardianship or custody.
This waiver was denied by the Board, and is not requested as part of the current Preliminary Plan.
2. **Section XVII.E.3** – No wastewater management systems shall be located within the required open space. The Applicant requested that approximately 1.67 acres of the proposed below grade wastewater disposal fields be allowed in the open space areas of which approximately 0.31 acres is in the perimeter property line buffer.
This waiver was granted by the Board. The current Preliminary Plan is consistent with the relief granted and described above.
3. **Section XVII.E.4** – All open space to be contiguous; however, the Board may allow the open space to consist of not more than three (3) parcels, none less than one acres in size. The Applicant requested that two (2) non-contiguous open space areas be allowed. One containing approximately 68.4 acres and the other approximately 21.8 acres (90.2 acres total).
This waiver was granted by the Board. The current Preliminary Plan provides two open space areas: Open Space Area 1 (west of Brook) contains approximately 70.20 acres, Open Space Areas 2 (east of Brook) contains approximately 37.33 acres (107.53 total).
4. **Section XVII.G.8.b** – The Board, at its discretion, may waive or modify the roadway standards for private roads to meet site conditions and design requirements. The Applicant requested relief



for roadway design standards including roadway widths of 18 feet and 26 feet, 61-foot minimum centerline radius, and sidewalk design.

This waiver was granted by the Board. The current Preliminary Plan is consistent with the relief granted for roadway design criteria, including pavement widths, centerline radius and sidewalk configuration. The current Preliminary Plan provides roadway widths no less than 26 feet and centerline radii no less than 61 feet. The previously approved plan included sidewalks on one side in some areas with a 4-foot wide grass strip, and no sidewalks in other areas. The Current Preliminary Plan provides sidewalks with a 4-foot grass strip for the entire roadway network.

5. **Section XVII.G.8.f** – At its discretion, the Board may allow the perimeter buffer to be included in the open space computations. The Applicant requested that approximately 16.1 acres of perimeter buffer be allowed as open space.

This waiver was granted by the Board. The current Preliminary Plan is consistent with the relief granted and includes no more than 16.1 acres of the perimeter buffer in the open space calculation.

6. **Section XVII.G.8.f** – The Board, at its discretion, may allow the perimeter buffer to be reduced to 50 feet at appropriate locations. The Applicant requested that approximately 685 linear feet of property line buffer be reduced to 50 feet.

This waiver was denied by the Board, and is not requested as part of the current Preliminary Plan.

As indicated above, the current Preliminary Plan is designed within the framework of the waivers previously granted by the Planning Board. As the project represents a reduction in scope from the development program previously reviewed and approved by the Planning Board, we believe it to be consistent with the Senior Residential Community Development Bylaws. It is our understanding that additional relief from the Senior Residential Community Bylaw, other than waivers previously granted, is not currently anticipated or requested by the Applicant.

We trust the above is sufficient for your needs at this time. Should you have any questions or require additional information, please do not hesitate to contact us at (508) 480-9900.

Sincerely,

BOHLER ENGINEERING

Michael J. Dryden, Project Manager

William D. Goebel, P.E.

Cc: David Bauer, Shawn Nuckolls, Scott Miccile, Toll Brothers
Edward V. Cannon, Jr, Doherty, Ciechanowski, Dugan & Cannon, P.C.

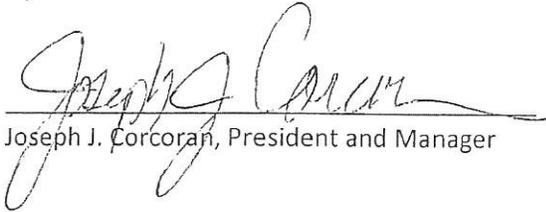
W161041summarymemo 2016-9-20.doc

GLEN ELLEN COMPANY LLC

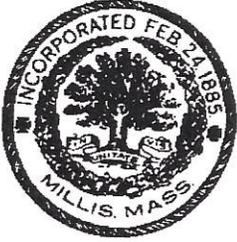
To whom it may concern,

Glen Ellen Company LLC, Glen Ellen Company, LLC, Bogastow Company, Inc. and Glen Ellen Company, Inc. authorize Toll Bros., Inc. to submit an application for Modification/Amendment to Special Permit 55-011 for the Glen Ellen Country Club located at 84 Orchard Street. Such Modification/Amendment shall be in the alternative without superseding the original Special Permit 55-011, which shall remain in effect.

By:



Joseph J. Corcoran, President and Manager



TOWN OF MILLIS

Robert Cantoreggi, *Chairman*
George Yered, *Clerk*
James McKay
Nicole Riley
Richard Nichols
Carlo Molinari, *Associate Member*

OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054

Phone: 508-376-7045

Fax: 508-376-7053

Camille Standley
Administrative Assistant
cstandley@millis.net

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a public hearing on Tuesday, October 11, 2016, at 8:15 p.m., in the Veterans Memorial Building, Room 229, 900 Main St., Millis, on the application of Toll Bros., Inc., 134 Flanders Rd., Suite 275, Westborough, MA 01582, requesting a Modification of Glen Ellen Senior Residential Community Development Special Permit voted/dated April 1, 2008. Modifications include, but not limited to, elimination of golf course, golf clubhouse, pro shop, reduction in size of clubhouse, addition of pool, sports courts, and change in the layout of the 324 age-restricted dwelling units on the Glen Ellen Country Club site at 84 Orchard St., Map 1 Parcels 1, 2, 3, 3B, 4 & Map 5 Parcel 35. Property owned by Glen Ellen Co., Inc. & Bogastow Co., Inc., 150 Mount Vernon St., Suite 500, Boston, MA, 02125.

A copy of the modification application and site plan is on file in the office of the Town Clerk.

Any person interested or wishing to be heard on the application should appear at the time and place designated.

Robert Cantoreggi
Chairman

Posted: Sept. 23, 2016
Patricia M. Spina
Asst. Town Clerk

September 27, 2016
October 4, 2016