

The meeting was called to order at 7:31 p.m. by Mr. George Yered, Acting Chair

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

Members Absent:

Also present: Rick Merrikin, Merrikin Engineering
Fran Rossi, Tresca Bros.
Jason Antin, 57 Orchard St.
Ellen Rosenfeld, Southend Farm LLC
Gerald Scaparotti
Peter Bemis, EDC, 32 Turnpike Rd., Southboro

SPECIAL PER. APP. WITH SITE PLAN APPROVAL, PUB. HEARING, CONT.
1313-1319 MAIN STREET – TRACTOR SUPPLY CO.
NERP HOLDINGS & ACQUISITIONS CO., LLC

The public hearing continuation was opened at 7:31 p.m. with notice being read by Mr. James McKay, Acting Clerk.

Mr. Yered read a letter from Michael Dryden of Bohler Engineering, dated February 9, 2016, requesting a continuation of the public hearing. The applicant requested to be allowed more time to coordinate with the Conservation Commission regarding the delineation of wetland resource areas.

On a motion made by Mr. Cantoreggi, seconded by Mr. Yered, it was voted unanimously at 7:35 p.m. to continue the public hearing, without discussion, to Tuesday, March 8, 2016, 8:15 p.m.

WAIVER OF SITE PLAN REVIEW/APPROVAL REQUEST
TRESCA BROS. SAND & GRAVEL
66 MAIN STREET

The Planning Board met with Mr. Rick Merrikin, representing the applicant, Tresca Bros. Mr. Francis Rossi from Tresca Bros. was also in attendance.

The Board reviewed the letter submitted by Mr. John Tresca, dated February 3, 2016. The applicant proposes to install a new weigh hopper to replace the existing one within an existing building, Mr. Merrikin stated. They are requesting a Waiver of Site Plan Approval as instructed by the Building Commissioner prior to the issuance of a building permit. There will be no changes to the footprint of the building or any other

modifications. The building permit process will address all issues and concerns that may arise.

On a motion made by Ms. Riley, and seconded by Mr. Nichols, it was voted unanimously (6-0), 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 66 Main Street, Tresca Bros. Sand & Gravel, Inc.

**SOUTHEND FARM SUBDIVISION
SOUTHEND FARM LLC – ELLEN ROSENFELD
FINAL BOND RELEASE**

The Planning Board met with Ms. Rosenfeld regarding the completion of the Southend Farm Subdivision infrastructure. All streets/roadways were accepted at the November Millis Town Meeting, she said. Twenty-four lots out of the forty-eight lots approved have been built, she stated. Ms. Rosenfeld requested that the Board approve the release of the final \$30,000.00 being held by the bank.

On a motion made by Mr. McKay, seconded by Ms. MacInnes, it was unanimously voted (6-0-0) to release the final subdivision bond amount being held on Southend Farm in the amount of \$30,000.00 as requested by Daniel Merrikin, Merrikin Engineering LLP and Ellen Rosenfeld, Southend Farm LLC; and as approved by BETA Engineering, Planning Board’s consulting engineers.

**FORM A APPLICATION – APPROVAL NOT REQUIRED
219 ORCHARD STREET (MAP 12 PARCEL 29)
GERALD SCAPAROTTI/PETER BEMIS**

Mr. Peter Bemis, representing the applicant, presented the application and plan. The ANR subdivides the existing Lot into two Lots. Lot #1 currently has a house under construction, he said. The applicant proposes completion of the house on “Lot #1” and creation of an additional “Lot #2. The Planning Board found that the lot (1) has adequate frontage on a public way and (2) the lot has vital access.

On a motion made by Mr. Yered, seconded by Ms. MacInnes, it was voted unanimously (6-0) to approve and endorse an ANR plan entitled, “Plan of Land In Millis, Massachusetts (Norfolk County) Prepared For Gerald Scaparotti,” dated January 28, 2016, prepared by Engineering Design Consultants, Inc., 32 Turnpike Rad, Southborough, Massachusetts, stamped by Richard W. Reid, Jr., PLS, for property located at Orchard Street, Map 12, Parcel 29, finding the Form A in order and subdivision control not required. The Board found that the land shown on the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, and therefore approved and endorsed the plan accordingly.

OTHER BUSINESS:

ANNOUNCEMENT(S)

Mr. Cantoreggi provided information on the date and time of the Board of Selectmen's public hearing for the right of first refusal for the Glen Ellen Country Club property. He stated that Toll Brothers held an informational meeting at Glen Ellen. Nothing for the property has been filed with the Planning Board at this time.

**ASSISTED LIVING BYLAW
DISCUSSION**

The Board reviewed the final version of the Assisted Living Residences Bylaw prepared by Ms. Riley. This final draft of the proposed bylaw has been reviewed by the Planning Board's consulting engineer and Town Counsel.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously to request that the Selectmen recommend the proposed bylaw as a warrant article for the spring 2016 Town Meeting.

MINUTES

On a motion made by Ms. Riley, seconded by Mr. McKay, it was unanimously voted to approve the minutes from January 12, 2016, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Nichols, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 8:31 p.m.

Scheduled Planning Board Meetings: March 8, 2016
April 12, 2016

Respectfully submitted,

*Camille Standley
Administrative Assistant*