

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

Members present: Robert Cantoreggi, Chair
James McKay, Acting Clerk
Catherine MacInnes
Nicole Riley

Members Absent: George Yered
Richard Nichols

Also present: Scott Fuzy, 15 Stony Brook Dr.
Charles & Laura Tangerini, 139 Spring St.
Robert A. Pettis, 123 Acorn St.
J. Bryan Riley, 213 Village St.
Ellen Rosenfeld, 361 Orchard St.
Patty Kayo, Senior Center
Mark Gladstone, 66 Baldwin Dr., Sharon
Robert Fox, 38 Benjamin Pl., Plymouth
Daniel Merrikin, Merrikin Engineering, LLP

REQUEST FOR WAIVER OF SITE PLAN REVIEW

30 & 32 MILLISTON ROAD

TWIST BAKERY EXPANSION

ELLEN ROSENFELD/MILLISTON COMMON, INC.

The Planning Board met with Ms. Ellen Rosenfeld of Milliston Common, Inc. She requested a Waiver of Site Plan Review/Approval for the above-mentioned location in Millis Plaza.

Ms. Rosenfeld summarized her letter, dated July 6, 2015. According to Ms. Rosenfeld, Twist Bakery is leasing 32 Milliston Road and they would like to expand into 32 Milliston Road, formerly occupied by Kiwi Burst. Parking requirements are satisfied and the building permit process will address all issues and concerns that may arise, she said.

On a motion made by Ms. Nicole Riley, and seconded by Ms. Catherine MacInnes, it was voted unanimously (4-0), 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 Twist Bakery, 30 & 32 Milliston Road.

REQUEST FOR WAIVER OF SITE PLAN REVIEW

TANGERINI'S SPRING STREET FARM

CHARLES & LAURA TANGERINI

The Planning Board met with Mr. Charles and Mrs. Laura Tangerini of Tangerini's Spring Street Farm. Mrs. Tangerini requested a Waiver of Site Plan Review/Approval for the above-mentioned location.

Mrs. Tangerini summarized her letter, dated July 8, 2015. According to Mrs. Tangerini, they would like to build an addition to the existing farm stand; 900-1200 square feet in size. An existing greenhouse will be removed, she said, and that will add another ten parking spaces to the current capacity of ninety spaces for parking. Entrances and exits will remain the same. The building permit process will address any issues or concerns that may arise, she said.

On a motion made by Ms. Catherine MacInnes, and seconded by Ms. Nicole Riley, it was voted unanimously (4-0), 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 Tangerini's Spring Street Farm, 139 Spring Street.

SENIOR CENTER SIGNAGE/COUNCIL ON AGING

INFORMAL DISCUSSION

PATTY KAYO/J. BRYAN RILEY

Mr. Riley, President of the Friends of Council on Aging organization, discussed the lack of signage for the town of Millis Senior Center, located at the Veteran's Memorial Building/Town Hall. He stated that the organization has raised money to have signs printed. As Mr. Riley and Ms. Kayo stated, three signs are proposed: (1) freestanding sign to be placed at the end of Park Street (Aluminum, maroon/gold, 12" x 24"); (2) freestanding sign to be placed at the first entrance at Park Street (PVC; 36" x 24"); (3) sign mounted on the building at the back doorway that leads to the Senior Center (36" x 23").

All signage must meet the requirements/regulations set forth in the Zoning Bylaws and may not be installed until reviewed by the Building Inspector/Zoning Enforcement Officer.

The Planning Board members thanked Mr. Riley and Ms. Kayo for providing the signage for the Senior Center.

On a motion made by Mr. James McKay, seconded by Ms. Catherine MacInnes, it was unanimously voted (4-0), to approve the proposed signage for the Millis Senior Center.

**HICKORY HILLS DEFINITIVE SUBDIVISION
BOND ESTIMATE/TRE-PARTITE AGREEMENT
PARTIAL COVENANT RELEASE REQUEST
DANIEL MERRIKIN**

Mr. Merrikin requested that the Board approve a bond amount figure and accept the Tripartite Agreement. In addition, he requested a partial release of thirteen lots from the covenant. Mr. Merrikin also provided funds as required per the Definitive Subdivision Approval:

- \$17,530.00 payable to the Town of Millis as partial payment for the sidewalk waiver funds
- \$2,760.00 payable to the Town of Millis as partial payment for the fire alarm system waiver funds

Mr. Merrikin stated that he would be submitting an additional check in the amount of \$10,000.00 to the Selectmen the following day as a cash escrow to perform any maintenance obligations of the Homeowner's Association. (Note: Mr. Merrikin did submit these funds on July 15, 2015.)

Ms. Recos, the Planning Board's engineer, presented the construction cost estimates for completion of Phase I of the subdivision. She recommended approval of the \$370,680.00 figure for construction costs to complete Phase I.

Mr. Robert Pettis expressed concern over a manhole in the middle of the roadway. Mr. McKay stated that he had spoken to Mr. Pettis and he was aware of the problem. It is due to be paved in the morning, Mr. McKay said. Mr. Pettis had some questions regarding the issuance of building permits. Ms. MacInnes stated that he would have to speak to the Building Inspector as that area is his jurisdiction.

On a motion made by Ms. Nicole Riley, seconded by Ms. Catherine MacInnes, it was voted unanimously (4-0) to accept the bond amount of \$370,680.00 for Phase I of Hickory Hills Definitive Subdivision, subject to the approval of BETA Engineering after inspection of the paving work.

Mr. Merrikin presented the tripartite agreement entitled, "Town of Mills Planning Board, Performance Secured By Lender's Agreement." Town Counsel had previously reviewed the document. Mr. Merrikin requested that the Board vote to accept the bank executed document/tripartite agreement. The Board reviewed the agreement.

On a motion made by Ms. Nicole Riley, seconded by Mr. James McKay, it was voted unanimously (4-0) to accept and execute the tripartite agreement entitled, "Town of Mills Planning Board, Performance Secured By Lender's Agreement."

(Note: the documents were released to Mr. Merrikin for recording after BETA Engineering's inspection and approval)

Mr. Merrikin requested a partial release of covenant of select lots. He said that the entire roadway was “roughed in” and they are “gearing up to start house construction.”

On a motion made by Ms. Nicole Riley, seconded by Ms. Catherine MacInnes, it was voted unanimously (4-0) to approve the release of only the following lots from the Covenant:

Lots numbered 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and Parcel C, inclusive, as shown on the approved definitive subdivision plan.

**SOUTHEND FARM DEFINITIVE SUBDIVISION
INFORMAL DISCUSSION
BOND RELEASE
DANIEL MERRIKIN**

Mr. Merrikin requested that BETA Engineering conduct a site visit as the applicant is expecting to request a bond reduction. Ms. Recos will look into it.

OTHER BUSINESS:

MINUTES

On a motion made by Ms. Riley, seconded by Ms. MacInnes, it was unanimously voted to approve the minutes from June 2, 2015, as written.

ADJOURN

There being no further discussion and on a motion made by Ms. Riley, seconded by Ms. MacInnes and voted unanimously, the meeting was adjourned at 8:30 p.m.

Scheduled Planning Board Meetings: August 18, 2015

Respectfully submitted,

*Camille Standley
Administrative Assistant*