

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
Nicole Riley
Richard Nichols

Members Absent: Catherine MacInnes

Also present: Scott Fuzy, 15 Stony Brook Dr.
Jennifer Van Campen, Metro West Collaborative Development
Rob Zammarchi, 151 Exchange St.
Lisa Hardin, 56 Walnut St.
David Cooper, AT&T, Crown Castle, 24 Wentworth Dr., Beverly
Daniel Merrikin, Merrikin Engineering, LLP

**SPECIAL PERMIT APP. FOR SITE PAN APPROVAL, PUBLIC HEARING,
CONT.**

984 MAIN STREET

SECOND FLOOR APARTMENT

SEAN CURRIVAN/KSK REALTY TRUST

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

An email from the applicant's attorney, Daniel Seigenberg, Esquire, dated September 22, 2015, was read into the record. A continuance of three months was requested to allow for the applicant to file an application with the Zoning Board of Appeals.

Mr. Cantoreggi stated that he did get an opinion from Town Counsel and confirmed that the applicant did need to seek relief from the ZBA.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to continue the public hearing at 7:35 p.m. to Tuesday, October 20, 2015, 7:40 p.m. The public hearing will then be continued, without discussion, to the next month's meeting.

REQUEST FOR WAIVER OF SITE PLAN REVIEW

4 MILLISTON ROAD

MILLISTON COMMON, INC.

The Planning Board reviewed a letter, dated September 14, 2015, from Ms. Ellen Rosenfeld, of Milliston Common, Inc. She requested a Waiver of Site Plan Review/Approval for the above-mentioned location in Millis Common (Roche Bros. Plaza).

According to the letter, a Verizon store will be going into the location formerly occupied by Cheyten Test Preparation. Cheyten decreased the size it previously occupied several months ago, freeing up approximately 1477 square feet.

Parking requirements are satisfied and the building permit process will address all issues and concerns that may arise.

On a motion made by Mr. Cantoreggi, and seconded by Mr. Nichols, 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 4 Milliston Road.

**HOLBROOK SQUARE
REPLACEMENT TREES
ROB ZAMMARCHI**

Mr. Zammarchi stated that Ash trees were removed from the property in 2011 and he was told that replacement trees would be planted. He is hoping to expedite the tree plantings.

Mr. Cantoreggi met with Mr. Zammarchi previously and had promised replacement trees for the location. Mr. Cantoreggi stated that four trees will be allocated and planted this fall. Mr. Cantoreggi stated that previous applicants who came before the Planning Board owe trees to the Town and he will allocate four for Holbrook Square to be planted where the Ash trees were removed. Mr. McKay will contact Mr. Zammarchi in the next couple of weeks.

**HICKORY HILLS DEFINITIVE SUBDIVISION
BOND REDUCTION REQUEST
DANIEL MERRIKIN, MERRIKIN ENGINEERING**

Mr. Merrikin, representing the applicant, requested a reduction in the tripartite agreement amount. He stated that the construction of Stormwater basin 3 has been completed. Mr. Yered read the letter from the Planning Board's consulting engineer, Melissa Recos, PE, of BETA Engineering into the record. They reviewed the updated Construction Cost spreadsheet prepared by BETA Engineering. BETA recommended that the security be reduced to \$274,680.00.

On a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, it was unanimously voted (5-0-0) to reduce the subdivision bond being held on Hickory Hills Definitive Subdivision by \$96,000.00 to an amount of \$274,680.00 as requested by Daniel Merrikin, Merrikin Engineering LLP, on behalf of the Applicant; and as recommended by BETA Engineering, Planning Board's consulting engineers.

FORM A APPLICATION

APPROVAL NOT REQUIRED PLAN (ANR)

187 PLEASANT STREET

ERIC JOHNSON/WAYNE CARLSON

Mr. Wayne Carlson, representing the applicant, presented the application and plan. The ANR subdivides an existing lot into three lots (2, 3 & 4) as shown on the plan. "Lot 3" as shown on the plan is a "buildable" lot and has the requisite lot area and frontage on a public way. "Lot 4" is an unbuildable parcel he said.

On a motion made by Ms. Riley, seconded by Mr. McKay, it was voted unanimously (5-0) to approve and endorse an ANR plan entitled, "Plan of Land - Millis, MASS" dated August 10, 2015, prepared by Carlson Survey Company, 261 Union Street, Millis, MA 02054 stamped by Wayne S. Carlson, RLS, for property located at 187 Pleasant Street, Map 43, Parcel 14, finding the Form A in order and subdivision control not required.

The Planning 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.

MILLIS HOUSING DISCUSSION

JENNIFER VAN CAMPEN

METRO WEST COLLABORATIVE DEVELOPMENT

Ms. Campen contacted the Planning Board and requested an informal discussion regarding housing in Millis. She stated that Metro West Collaborative Development is a 501(c)(3) public charity serving the Metro West area since 1991. She said she would like to "start a conversation about affordable housing" and how to get to the 10% housing goal for Millis. She described the services her company offers. Some of the services are free of charge, she stated, such as "driving around town and look for ideas; what type of affordable opportunities would people support?" Ms. Campen described what services are/were provided for current and past clients. The Board was of the concensus that Ms. Campen's services would be beneficial to the Town of Millis and referred her to the Town Administrator and Board of Selectmen for further discussion.

NEW BUSINESS:

1073 MAIN STREET CELL TOWER- REPLACEMENT OF 3 ANTENNAS

AT&T/CROWN CASTLE

DAVID COOPER

The Planning Board met with Mr. Cooper. They reviewed a letter, dated September 14, 2015, from Jeffrey Barbadora of Crown Castle. They propose to replace three antennas and add three RRU's (non-antenna) to their existing equipment on the cell tower. Mr. Cooper explained that "things have changed" since the original Special Permit /Site Plan Approval Decision was issued in 2011. Due to State and Federal changes, he said, they believe they only need a Building Permit for the replacement.

Mr. Cantoreggi stated that the Planning Board’s consulting engineer will review the plans, at the applicant’s expense, and the Board will get back to him when this is done. There was also some question as to whether the applicant provided the eight trees or \$4,000.00 as required as part of their Decision in 2011. Mr. Cooper will look into it.

On a motion made by Mr. Cantoreggi, seconded by Mr. McKay, it was voted unanimously to waive the requirements of Site Plan Review for replacement of three antennas at 1073 Main Street cell tower, pending review of the plans by BETA Engineering and resolution of the trees.

(Note: BETA Engineering reviewed and approved the plans. Mr. Cooper provided documentation that the \$4,000.00 was paid to the Town of Millis November 29, 2011.)

OTHER BUSINESS:

PROPOSED SIGNAGE ZONING BYLAW AMENDMENTS

Mr. Cantoreggi requested an article on signage be proposed for the November 2, 2015, Town Meeting. It would read as follows:

To amend Zoning By-law **§VII. Signs F. Illumination**, by deleting the following language:

1. In residential districts, signs shall be illuminated only with white light by indirect method.
2. In commercial and industrial districts, signs may be illuminated internally or with white light by indirect method.

and by substituting therefore the following new language:

1. In residential districts, signs shall be illuminated only with white light by indirect method.
2. All new or replacement roadside commercial signs located on Route 109 Main Street, between Adams Street and Hammond Lane, shall be illuminated only with a white light by indirect method.
3. All roadside commercial signs located on Route 109 Main Street, between Adams Street and Hammond Lane, shall be illuminated only with a white light by indirect method no later than January 1st, 2020.
4. In all other commercial and industrial districts, signs may be illuminated internally or with white light by indirect method.

MILLIS PLANNING BOARD MINUTES

Tuesday, September 22, 2015

Room 229, Veterans Memorial Building, 900 Main St., Millis, MA

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was voted unanimously to recommend the warrant article above for a Zoning Bylaw Amendment for the November 2, 2015 Town Meeting.

MINUTES

On a motion made by Mr. McKay, seconded by Mr. Yered, it was unanimously voted to approve the minutes from August 18, 2015, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Nichols, seconded by Mr. Cantoreggi and voted unanimously, the meeting was adjourned at 9:00 p.m.

Scheduled Planning Board Meetings: October 20, 2015

Respectfully submitted,

Camille Standley
Administrative Assistant