

MILLIS PLANNING BOARD MINUTES

January 14, 2020

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

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

Members present: Richard Nichols, Chair
Nicole Riley, Clerk
James McKay
Bodha B. Raut Chhetry
Joshua Guerrero, Associate Member

Melissa Recos, PE, BETA Group

Members Absent: George Yered

Also present: Scott Fuzy, 411 Union St.
Deb Hayes, Millis Lions Club
Tim Greene, Crown Castle
Michael Rand, 23 Pollard Dr.
Michael Lynch, Millis Baseball
Ed Jacobs, Jacobs Driscoll Eng., 50 Oliver St., No. Easton
Stephen Silver, 227 Causeway Street

**WAIVER OF SITE PLAN APPROVAL REQUEST
MILLIS LIONS SIGN – DEB HAYES**

Ms. Hayes of the Millis Lions Club presented the proposed LED signage. The Board reviewed the attachments presented. Ms. Hayes stated that they are proposing to upgrade the Main Street sign with a new LED sign.

Ms. Hayes explained that the sign housing would remain the same; however, a new programmable LED sign will be installed. The new sign will also allow emergency Town notifications and can be operated/controlled off-site.

On a motion made by Mr. Nichols, and seconded by Ms. Riley, it was voted unanimously (5-0), 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 the installation of an LED sign as proposed for the Millis Lions Club.

**RENEWAL OF SPECIAL PERMIT/MOD. OF SITE PLAN, PUBLIC HEARING
1073 MAIN STREET – AT&T CROWN CASTLE**

The public hearing was opened at 7:48 p.m. by Ms. Riley, Clerk.

Mr. Greene, representing the applicant, presented the application and plans. He stated that a waiver had previously been approved for the addition of the antennas; however, the Special Permit had expired and needed to be renewed. Mr. Greene stated that the cell tower is an active site and they are looking to continue its use. The expiration date “was missed,” he said. The \$1,000.00 renewal fee was paid along with the application filing.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to close the public hearing at 7:52 p.m.

On a motion made by Mr. Nichols and seconded by Ms. Riley, it was unanimously voted (5-0) to grant to the applicant, AT&T/Crown Castle, a special permit to install three additional antennae on the existing antenna array on an existing cell tower at 1073 Main Street, Millis MA. All proposed improvements will be within the existing fence compound. The special permit application for site plan approval shall be renewed by the applicant **within three years of the date of approval (January 14, 2023)**.

MILLIS GIRLS SOFTBALL LEAGUE – FIELDS DISCUSSION

MICHAEL RAND

Mr. Rand, member of the Board of Directors for the Millis Girls Softball League (MGSL), presented a proposal for field improvements to the Town softball fields. On behalf of the MGSL, Mr. Rand is requesting the use of the Planning Board funds set aside for Town field improvements (\$25,000.00). The total cost of the project is approximately \$96,000.00. Mr. Rand presented a quote from The Drake Company for proposed work. The quote is valid for thirty days. This issue is time-sensitive, he said, as the season is fast-approaching and the work needs to be done as soon as possible.

Mr. Lynch spoke on behalf of the Millis Baseball League and stated that other town organizations use these fields; flag football, baseball, etc. He stated that there is a real need for these fields to be repaired/improved.

Mr. McKay stated that he and the Recreation Committee met with Mr. Rand to discuss other avenues of State funding for the remainder of the funds needed. The use of these funds will have to be discussed with the Select Board, Mr. McKay said. Mr. McKay supports the proposal presented by Mr. Rand.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to release the \$25,000.00 being held by the Planning Board to partially fund the fields project as outlined in Mr. Rand’s letter, dated January 8, 2020, with the balance of the funding being secured by/through the Select Board. The \$25,000.00 must be used specifically for the town fields.

OTHER BUSINESS:

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN & SCENIC ROAD APPLICATION, 227 CAUSEWAY ST., “RIVENDELL WOODS” DELIBERATION/VOTE

The Board reviewed the application, documents and plans submitted for the proposed project to remove the existing stable building and develop a 423-foot road subdivision with three house lots and associated infrastructure.

On a motion made by Mr. Nichols and seconded by Ms. Riley, with Mr. James McKay, Mr. Bodha B. Raut Chhetry, Mr. Richard Nichols and Ms. Nicole Riley voting in the affirmative, it was unanimously voted to approve, with conditions, the Rivendell Woods Subdivision as noted in the approved documents.

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On a motion made by Mr. Nichols, and seconded by Ms. Riley, it was voted unanimously to grant permission to the applicant for the stone wall to be removed, the grade lowered, and the stone wall reconstructed using the same materials (stones on site) **without** mortar (as it is now) as shown on the proposed plans.

HOUSING PRODUCTION PLAN

DISCUSSION – NICOLE RILEY

Ms. Riley summarized the goals as listed in the Housing Production Plan, which was recently approved by the State. The Planning Board will be involved in the “Town-wide initiative” to achieve the goals in the Plan. Ms. Riley will work in conjunction with the Economic Development Committee and work on itemizing what the Planning Board will work on. There was discussion regarding starting with “pre-existing, non-conforming lots” in Town.

MINUTES

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to approve the regular session meeting minutes from December 17, 2019, 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 9:00 p.m.

Scheduled Planning Board Meetings: February 11, 2020
March 10, 2020

Respectfully submitted,

Camille Standley
Administrative Assistant