

MILLIS PLANNING BOARD MINUTES

December 17, 2019

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
George Yered
James McKay (arrived at 8:30 p.m.)
Bodha B. Raut Chhetry
Joshua Guerrero, Associate Member

Melissa Recos, PE, BETA Group
Greg Lucas, PE, Senior Traffic Engineer, BETA Group

Members Absent:

Also present: Alan Handel, 11 J William Heights
Mitch Bobinski, 26 Cottage Ave.
Dan Merrikin, Legacy Eng., 730 Main St.
Robert Fox, Millis Residential, Plymouth
Timothy Greene, AT&T Crown Castle, 157 Riverside Dr., Norwell
Sharon Aigler, 3 Dale Ave.
Edward Jacobs, Jacobs Driscoll Eng., 50 Oliver St., No. Easton

**WAIVER OF SITE PLAN APPROVAL REQUEST
1073 MAIN ST. CELL TOWER - AT&T CROWN CASTLE**

Mr. Timothy Greene, representing the applicant, presented the Waiver of Site Plan Approval Request, dated October 30, 2019.

The Board reviewed the letter submitted for installation at the 150' level: three antennas and three RRU's (non-antennas) to their existing antenna configuration. All work is to be completed within the existing ground space. As the Special Permit has expired, the applicant will submit an application for Renewal of the Special Permit and Modification to the site plan. (Note: the appropriate paperwork was filed on 12/17/19.)

The applicant was instructed to contact Mr. James McKay, DPW Director, as to when the work will be performed so there will be no conflict with funerals/services taking place at the cemetery.

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 work stated above at 1073 Main Street for Crown Castle/AT&T.

“WOODLANDS” PRELIMINARY SUBDIVISION APPLICATION

WOODLANDS, LLC

DANIEL MERRIKIN, LEGACY ENGINEERING

(Mr. Nichols recused himself from this discussion.)

Ms. Riley stated that the Planning Board was in receipt of a petition for consideration which will be part of the record.

Mr. Merrikin, representing the applicant, stated that the purpose of the discussion this evening is to go over the secondary roadway options. A memorandum from MDM Transportation Consultants, Inc., dated December 6, 2019, was submitted by the applicant. This memorandum provided a secondary roadway evaluation. The secondary roadway options that could be utilized are: (1) North Street (2) Dale Avenue (3) Railroad Avenue and (4) Island Road. Mr. Merrikin stated that the Dale Avenue option would be a viable and workable option – it would improve Dale Avenue and Buddy Kearney Lane. They would be working within the existing public layout.

Mr. Lucas, Senior Traffic Engineer of BETA Group, summarized his Traffic Peer Review, dated December 16, 2019. He presented his findings on site generated traffic, roadway design, and cut-through traffic. According to Mr. Lucas, the trip generation calculated is accurate per industry standards. The data showed 20% distribution to the secondary access. Mr. Lucas discussed the Island Road configuration/connection. He stated that although access is feasible by reconfiguring the site to relocate the open space parcels, Island Road is not suitable for repeated daily residential traffic due to its narrow width and dirt surface. Extensive widening and full depth pavement construction would be required. According to Mr. Lucas, Dale Avenue is an accepted public way. The other secondary access options were presented/discussed.

Mr. Lucas stated that of the four secondary access alternatives, North Street provided the most feasible option and the least impactful. There was discussion regarding the use of signage for use restrictions on Cottage Avenue. Mr. Merrikin stated that he would have to seek permission from the Select Board and Police Department during the permitting process. Mr. Lucas cautioned that signage alone may not be a deterrent and enforcement could prove problematic.

The Railroad Avenue alternative was discussed. This option impacts three residential homes at the northern dead end of Railroad Avenue. It also could create conflicts between site generated traffic and truck traffic generated by industrial uses along Railroad Avenue.

Mr. Handel asked if the second egress could be gated and available for emergency access only. Mr. Merrikin stated that option would not meet the subdivision requirements. Mr. Handel stated that the petitioners preferred the Island Road alternative and he sees “nothing supporting the cost of Island Road being the reason for not doing it.” Ms. Riley stated that the cost of paving Island Road is not the jurisdiction of the Planning Board.

Mr. Doherty also spoke in favor of the Island Road option. He and Ms. Aigler expressed concern over traffic issues. Mr. Bobinski stated that coming into North Street and Buddy Kearney Lane will impact “a lot of homes and neighborhoods” and he is “totally against the Cottage/Dale Avenue entrance.” Due to safety concerns, he was in favor of the Railroad Avenue option.

The Planning Board was in favor of the Railroad Avenue secondary roadway alternative.

As Mr. Merrikin explained, the Preliminary Subdivision Plans do not get approved or denied. The discussions provide input for the Definitive Subdivision Plan design phase.

Mr. Chhetry requested that Mr. Merrikin talk to and work to try “to satisfy the neighbors.”

On a motion made by Ms. Riley, seconded by Mr. Yered, it was voted 3-1 in favor, with Mr. Chhetry opposed, at 8:19 p.m. to close discussion on the “Woodlands” Preliminary Subdivision Plan Application.

**HICKORY HILLS DEFINITIVE SUBDIVISION
BOND REDUCTION REQUEST – ROBERT FOX**

Mr. Merrikin updated the Board on the status of the Hickory Hills subdivision. The Board reviewed the letter from BETA, dated December 12, 2019, regarding the revised bond estimate. BETA conducted a site visit on November 25, 2019.

There was discussion regarding BETA’s recommended bond amount of \$75,000.00. After discussion, it was agreed to reduce the “Roadway Top Course Maintenance” cost item and eliminate the concrete bound item which then brought the revised bond amount to \$60,592.00.

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was unanimously voted (4-0-0) to set the subdivision bond being held on Hickory Hills Definitive Subdivision to an amount of \$60,592.00 as requested by Daniel Merrikin, Legacy Engineering, on behalf of the Applicant, Mr. Robert Fox, Acorn of Millis, LLC; and as recommended by BETA Engineering, Planning Board’s consulting engineers.

**APPLICATION FOR APPROVAL OF DEFINITIVE PLAN, PUBLIC HEARING
& SCENIC ROAD APPLICATION, CAUSEWAY ST., PUBLIC HEARING,
CONTINUATIONS**

The public hearing continuations were opened jointly at 8:27 p.m. with notice being read by Ms. Riley, Clerk.

Mr. Jacobs of Jacobs Driscoll Engineering, representing the applicant, stated that they have addressed all the comments in BETA’s last review letter, dated December 11, 2019. Ms. Recos concurred and stated there were no changes to the plans, only items for consistency.

Mr. Nichols requested that the construction detail for the stone wall be changed to reflect “dry set.” Mr. Jacobs stated that there may be some minor revisions to the plans per Land Court. These revisions, he stated, would not alter the approved/reviewed content of the plans.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously at 8:32 p.m. to close both public hearings. Deliberation and vote on the applications will be scheduled on the Tuesday, January 14, 2020 agenda.

OTHER BUSINESS:

**1073 MAIN STREET MARIJUANA CULTIVATION FACILITY
617 THERAPEUTIC HEALTH CENTER, INC.
ENDORSEMENT OF APPROVED SITE PLANS**

The Special Permit appeal period expired with no appeals filed. The Planning Board endorsed the approved Site Plans accordingly.

**HOUSING PRODUCTION PLAN
EMAIL FROM ROBERT WEISS**

Ms. Riley stated that Mr. Robert Weiss, the Town’s Economic Development and Planning Director, notified the Board that the final Housing Production Plan (HPP) had been submitted to the State. Mr. Weiss is hoping to work with the Board to implement some of the suggested steps regarding zoning in the plan. Ms. Riley stated that since she is a member of the Economic Development Committee, she would be the liaison to work with Mr. Weiss and report back to the Planning Board.

MASSHOUSING LETTER RE: 40B

The Planning Board was forwarded a letter from the Select Board from Michael Busby of MassHousing. The letter was seeking any comments regarding an application filed with MassHousing for a proposed 40B development at 114 Union Street. Although nothing has been formally filed with the Planning Board, a letter will be sent regarding possible parking concerns.

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. Yered, it was voted unanimously to approve the regular session meeting minutes from November 12, 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 8:44 p.m.

Scheduled Planning Board Meetings: January 14, 2020

Respectfully submitted,

Camille Standlee, Administrative Assistant