



TOWN OF MILLIS

Robert Cantoreggi, *Chairman*
George Yered, *Clerk*
James McKay
Nicole Riley
Richard Nichols
Carlo Molinari, *Associate*

OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054

Phone: 508-376-7045

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Camille Standley
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The Planning Board has **approved, with conditions**, the application of Toll Bros., Inc., 134 Flanders Rd., Suite 275, Westborough, MA 01582, requesting a Modification of Glen Ellen Senior Residential Community Development Special Permit voted/dated April 1, 2008. Modifications include, but not limited to, elimination of golf course, golf clubhouse, pro shop, reduction in size of clubhouse, addition of pool, sports courts, and change in the layout of the 324 age-restricted dwelling units on the Glen Ellen Country Club site at 84 Orchard St., Map 1 Parcels 1, 2, 3, 3B, 4 & Map 5 Parcel 35. Property owned by Glen Ellen Co., Inc. & Bogastow Co., Inc., 150 Mount Vernon St., Suite 500, Boston, MA, 02125.

A copy of this decision was filed in the office of the Town Clerk of Millis on January 23, 2017.

Any person aggrieved by this decision of the Planning Board may appeal said decision pursuant to Massachusetts General Law Chapter 40A, Section 17, by bringing an action within twenty (20) days after the decision has been filed in the office of the Town Clerk. Notice of the action with a copy of the complaint shall be given to the Town Clerk so as to be received within twenty (20) days. A copy of said complaint shall be given to the Planning Board.

No variance or special permit, or any extension, modification or renewal thereof shall take effect until a copy of that decision bearing the certification of the Town Clerk that 20 days have elapsed and no appeal has been filed or that if such an appeal has been filed that it has been denied or dismissed, is recorded in the Registry of Deeds for the county or district in which the land is located and is indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's title certificate. The fee for recording or registering shall be paid by the owner or applicant.

To the Applicant: After 20 days have gone by from the above date, check with the Town Clerk's office and obtain a certified copy of the Board's decision. Be sure that the special permit is recorded at the Registry with your deed. The permit is not valid until it is recorded. A copy of the receipt from the Registry of Deeds must be filed with the Planning Board and Building Department when you apply for a building permit for the proposed construction.

cc: Building Dept.
Board of Selectmen
BOH
Scott Miccile, Toll Bros.
Abutters
File

Received: January 23, 2017
@ 4:00 p.m.
Patricia M. Spigin
Asst. Town Clerk

Robert Cantoreggi, *Chairman*
George Yered, *Clerk*
James McKay
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DECISION OF THE PLANNING BOARD OF THE TOWN OF MILLIS MASSACHUSETTS

Decision on Application No. 6329

Filed: January 23, 2017

Application: Application for Approval of Modification/Amendment to Special Permit pursuant to M.G. L., Chapter 40A, Section 9 and the Zoning Bylaw of the Town of Millis, Section XVII for Glen Ellen Senior Residential Community Development Special Permit voted/dated April 1, 2008, located on the site described below.

Location: 84 Orchard Street, Assessors Map 1, Parcels 1, 2, 3, 3B, 4, Map 5, Parcel 35.

Applicant/Owner: Applicant: Toll Bros., Inc., 134 Flanders Rd., Suite 275, Westborough, MA 01582,
Owner: Glen Ellen Company, Inc. & Bogastow Company, Inc., 150 Mount Vernon St., Suite 500, Boston, MA 02125

PUBLIC HEARING

Pursuant to General Laws, Chapter 40A, Sections 9 and 11 and the Zoning Bylaws of the Town of Millis, Section XVII, notice of the public hearing to be held on October 11, 2016 at the Veterans Memorial Building at 8:15 p.m. was published in the Milford Daily News, on September 27, 2016 and October 4, 2016. Notice of the said hearing was also posted in a conspicuous place in the Town Hall, and was mailed to all parties-in-interest. A list of the abutters is on file in the Town Clerk's office, 900 Main Street, Millis, Massachusetts. The hearing was

commenced on October 11, 2016, and continued to November 1, 2016. The public hearing was closed on November 1, 2016.

Sitting on the Planning Board and present at the hearings were Chairman Robert Cantoreggi, George Yered, James McKay, Nicole Riley, Richard Nichols. Melissa Recos, PE, of BETA Group Inc., served as consulting engineer to the Planning Board for the application.

The Owner/ Applicant was represented by Attorney Edward V. Cannon, Jr., Scott Miccile, Toll Brothers, Inc., and Austin Turner of Bohler Engineering.

SUBMISSIONS TO THE BOARD

- Correspondence to the Millis Planning Board from Edward V. Cannon, Jr., of Doherty, Ciechanowski, Dugan & Cannon, P.C., dated September 20, 2016 with attachments:
 - "Planning Board Application for Approval of Modification/ Amendment To Special Permit," received by Town Clerk on September 20, 2016
 - Correspondence to the Millis Planning Board from Michael J. Dryden, Project Manager, and William D. Goebel, P.E., of Bohler Engineering, dated September 20, 2016
 - Correspondence from Joseph J. Corcoran of Glen Ellen Company, LLC
 - "Traffic Impact Study for the Glen Ellen Country Club, Senior Residential Redevelopment," prepared by McMahon Associates, Inc., dated August 2016
- Plans entitled, "Preliminary Plan for Glen Ellen Senior Residential Community Development, Toll Brothers, Inc., Location of Site: Orchard Street, Town of Millis, Norfolk County, Massachusetts" prepared by Bohler Engineering. (9 sheets), dated August 30, 2016
- Plans entitled, "Preliminary Plan for Glen Ellen Senior Residential Community Development, Toll Brothers, Inc., Location of Site: Orchard Street, Town of Millis, Norfolk County, Massachusetts" prepared by Bohler Engineering. (9 sheets), dated August 30, 2016 w/some sheets revised September 20, 2016
- "Phasing Exhibit" plan prepared by Bohler Engineering, dated September 20, 2016
- Memorandum to the Millis Planning Board from Barbara Thissell, Director Health Department, dated September 26, 2016
- "Landscape Plan," (10 sheets) prepared by ESE Consultants, Inc., Horsham, PA, dated October 4, 2016

- Decision of the Planning Board of the Town of Millis Massachusetts, Decision on Application 55-011, filed with the Town Clerk on April 16, 2008
- Correspondence to the Millis Planning Board from Melissa Recos, PE and Philip F. Paradis, Jr., PE, of BETA Group, Inc., dated October 6, 2016
- Correspondence to the Millis Planning Board from Edward V. Cannon, Jr., of Doherty, Ciechanowski, Dugan & Cannon, P.C., dated October 31, 2016
- Correspondence to the Millis Planning Board from Greg Lucas, PE, PTOE, of BETA Group, Inc., dated October 31, 2016
- Email correspondence to Robert Cantoreggi, Planning Board, from Ilana Quirk, KPLaw, dated October 31, 2016
- Correspondence to the Millis Planning Board from Austin F. Turner and Michael Dryden of Bohler Engineering, dated November 1, 2016

DEVELOPMENT SUMMARY

Applicant Toll Brothers, Inc. ("Applicant") seeks to modify the April 1, 2008 Special Permit (Planning Board Special Permit No. 55-01) ("2008 Special Permit"). The 2008 Special Permit is still in effect by operation of the so-called Permit Extension Act (St. 210, c.240, §173 and St. 2012, c. 238, §§74 and 75). The 2008 Special Permit allows development and construction of 341 units to create an approximately 230.75 acre senior residential community ("Project") at Glen Ellen Country Club ("GECC") on Orchard Street, pursuant to Section XVII of the Town of Millis Zoning Bylaw. GECC is currently in use as a privately owned club consisting of an eighteen-hole golf course, tennis courts, swimming pools, playing fields, and function facilities. Under its present use, patrons visit GECC to play golf, use the pool facilities, and hold private functions. The function facilities include the function rooms, a snack bar, rest rooms, lockers, and outdoor deck. GECC lies on approximately 143.5 acres.

Applicant proposes the following changes to the Project as approved under the 2008 Special Permit: Project Comparison Table:

Project Element	Previously Approved	Current Toll Proposal	Net Change
Number of housing units	341	324	(17)
Roadways (IF)			
Primary Access	18,975+1-	14,250+/-	(4,725+/-)
Emergency Access	1,515+/-	560+1-	(955+/-)
Open Space (AC)	90.2+1-	107.5+/-	+17.3+/-
Perimeter Buffer	100 feet	100 feet	0
Average Daily Trips (ADT)	2,385	1,141	(1,244)
AM Peak Hour (weekday)	122	92	(30)
PM Peak Hour (weekday)	197	102	(95)
Water Consumption (GPI)	91,500	80,000	(11,500)
Wastewater Generation (GPD)	100,000	80,000	(20,000)
Orchard Street Water Main (LF)	4,200F	6,800	+2,600
Amenities	20,000 SF Wellness Center 9,000 SF Clubhouse 9-Hole Golf Course Walking Trails	7,000 SF Clubhouse Pool Sports Courts Walking Trails	

The Applicant now proposes 324 age-restricted residential units, including detached and attached two and three bedroom residential structures, rather than 341 units, a reduction of 17 units.

The Development proposes a private club house, pool, and sport courts for use by its residents, which would eliminate the 9-hole golf course and the 20,000 s.f. wellness center and would decrease the size of the clubhouse from 9,000 s.f. to 7,000 s.f., but would add a pool and sports courts.

The proposed revised plans are as depicted on the Preliminary Plans, prepared by Bohler Engineering, dated September 20, 2016. As part of the Application to Modify Planning Board Special Permit No. 05-011 dated April 1, 2008 ("Modification Application"), the Applicant prepared a Traffic Impact Study, prepared by McMahan Associates, Inc., dated August 2016. The traffic assessment provided by the Applicant indicates that the amended Project is anticipated to result in a decrease in the calculated number of trips when compared to the previously proposed development program for the subject property.

The Project proposes the preservation of approximately 107.5 acres of open space as indicated on the Open Space Exhibit Plan, prepared by ESE, dated 08-08-2016, rather than 90.2 acres, an increase of 17.3 acres. The open space includes some portions of the property currently in use as a golf course, which is not intended to remain operational with the completion of the development. Rather, those golf course areas within the proposed open space will be allowed to return to their natural state. Portions of the open space areas are proposed to be accessible to the public, with said open space areas generally being located to the east of Bogastow Brook. This portion of the open space is proposed to be accessed via the existing cart path network created as part of the golf course development. A gravel parking area intended for public use, and to accommodate public access to the open spaces areas made available to the public, is proposed proximate to the southeast corner of the subject property.

The Project is intended to be serviced by a connection to the public water supply and proposes the replacement and/or construction of approximately 6,700 linear feet of new water main in Orchard Street, rather than 4,200 linear feet as previously proposed, an increase of 2,600 linear feet. The proposed water main improvements included as part of the Development are indicated on the Off-site Water Line Plans, prepared by Bohler Engineering, dated October 14, 2016. A private wastewater management treatment system and associated leaching fields are proposed to accommodate wastewater flows generated by the project.

The Applicant currently anticipates constructing the Development in three (3) phases, as indicated on the Phasing Exhibit, prepared by Bohler Engineering, dated September 20, 2016.

DECISION

A. FINDINGS

a. 2008 Special Permit

Findings of the 2008 Special Permit were recorded as follows:

On the basis of the evidence submitted to the Planning Board, including the Application and all supporting plans, drawings, and documents, the public hearing, the written reports of Town officials and boards, engineering review by Barbara J. Thissell, P.E., Inc., Vanasse, Hangen, Brustlin, Inc., and Woodard & Curran; four of the five members of the Planning Board of the Town of Millis find as follows:

1. The proposed development achieves the purposes designated in Section A of the Senior Residential Community Bylaw ("SRC Bylaw"), by providing alternative housing for a maturing population; providing a type of housing which reduces residents' burdens of property maintenance and which reduces demands on municipal services; promoting flexibility in land use planning in order to improve site layouts; protecting natural features and environmental values of land; and utilizing land in harmony with neighboring properties. In particular, the Board finds that the variety of proposed detached single-family dwellings and attached multi-family dwellings will offer housing for an economically diverse portion of the senior population, that the proposed onsite recreation facilities will reduce traffic flow to adjacent roadways, that the preservation of, at minimum, 78.24 acres of open space and the application of the buffer requirements of the SRC bylaw will serve to protect the natural features and environmental values of the land in harmony with the character of neighboring properties. The amount of proposed open space and recreational land is greater under the proposed SRC design than a typical subdivision constructed in compliance with the Town of Millis Subdivision and Zoning Bylaws for this area.
2. The proposed Development will not create undue traffic congestion, or unduly impair pedestrian safety.

The Planning Board finds that, based on the traffic study provided and the independent traffic review provided by Vanasse, Hangen, Brustlin, Inc, although the proposed use may generate slightly greater traffic volume than under existing use and alternative by-right uses, the volumes at peak are comparable to its present use. The Planning Board further finds that the reduction in the size and number of public events proposed by the Applicant and the limitation of public events to Friday, Saturday, and Sunday will assist in reducing traffic flow created by the proposed use, as will the reduction of the golf course from an eighteen-hole course to a nine-hole course. The Planning Board finds that the Applicant has provided 301 off-street parking spaces and 46 off-street parking spaces for visitors, which shall prevent traffic congestion from on-street parking. The Planning Board finds that the Applicant has allowed adequate sight distance for access and egress points of the development so as not to endanger pedestrian safety with regard to traffic flow onto adjacent public ways.

3. The proposed Development will not overload public water, drainage, or sewer systems or any other municipal service to such an extent that the proposed development or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The Planning Board finds that although the proposed use will result in an increase to wastewater generation, the Applicant will install an on-site sewage disposal system adequate to address the wastewater generated by the proposed use. The Planning Board finds that the proposed use will increase domestic water usage (to 91.5K gpd), but decrease irrigation water use down to 50K to 80K gpd, which is below irrigation use allowed by right (200K).

The Planning Board further finds that the Applicant shall replace the existing watermain in Orchard Street with a new 12-inch diameter line, reconnecting existing service connections to properties currently connected and providing service stubs to properties of record on the date of this Decision in accordance with "Water Main Construction Guidelines Governing Water Work in the Town of Millis, Massachusetts, Effective July 2007".

4. The proposed development will not impair the integrity or character of the neighborhood, district or adjoining zones, or be detrimental to the health, morals, or welfare thereof.

The Planning Board finds that the proposed residential use, with associated recreation uses, is in character with the surrounding area, which is zoned residentially. The Planning Board finds no significant increase in traffic flow from the proposed use and a reduction in the noise generated on the property due to the decreased golf course and function use.

Further, prior to the issuance of a Building Permit, the Applicant shall pay to the Town of Millis the sum of \$150,000 for its use at its discretion for mitigation purposes.

5. The proposed development facilitates the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner than a conventional subdivision would on the same tract. All proposed roadways will be privately constructed and maintained.
6. The Application submitted by the Applicant complies with all sections of the Senior Residential Community Bylaw and the Zoning Bylaws as a whole, except as explicitly waived herein.
7. The open space shall be owned and maintained by the Homeowners Association pursuant to a Declaration of Trust consistent with Section F.1.c of the SRC bylaw. Documents establishing such ownership shall be recorded in the Norfolk County Registry of Deeds prior to issuance of a Certificate of Occupancy for any unit hereunder.
8. The proposed location and arrangement of structures, with the 100-foot natural buffer zone enforced, shall not be detrimental to existing or prospective adjacent structures or to existing or prospective development of the neighborhood.
9. The dimensions and construction of roads, alleys and parking areas within the development, whether or not the dedication of them to the Town is contemplated, shall conform to all applicable regulations of the Town, including in particular, the Rules and Regulations Governing the Subdivision of Land adopted by the Planning Board, except as follows:

Primary and driveway access roadways shall be 26-feet and 18-feet in width (gutter to gutter) respectively. Roadway construction shall be in accordance with the roadway cross-section found on sheet 16 of 23 of the Preliminary plan. Minimum centerline radii of primary access roadways shall be 61-feet.
10. The maximum permitted height of structures shall be 35 feet.

11. Open spaces between structures, including those spaces being used as public or private recreational areas, shall be protected by adequate covenants running with the land or by conveyances or dedications, subject to the approval of the Planning Board.
12. The proposed Development with conditions, including the 100-foot natural, perimeter buffer imposed is in harmony and consistent with the general purpose and intent of the Zoning Bylaw and is in the best interest of the Town of Millis.

b. Modification Application

The Planning Board has reviewed the request for Modification to Special Permit 55-011 application and all supporting plans, drawings and documents, the public hearing, and engineering review by its consultant, BETA Group. The Planning Board approval preliminary plan set and decision of the April 1, 2007 (previously approved project) was reviewed and compared to the current submitted materials (proposed project) to determine extent of changes, impacts and improvements. The extents of changes are listed with findings of impacts as follows:

1. The previously approved project identified the site to contain both housing units and a nine-hole golf course. Under the proposed project, the design has been revised to remove the nine-hole golf course and convert it to open space. The proposed 9,000 sf clubhouse, wellness center and maintenance building, have been removed from the design of the previously approved project and in their place a 7,000 sf clubhouse, pool, and sports courts with guest parking have been proposed. Walking paths and the 100-foot perimeter buffer continue to be included in the proposed project.

Finding: As a result of the elimination of the nine-hole golf course and wellness center, there will be a reduction of traffic associated with the project compared to the previously approved plan. The applicant has provided a supplemental traffic study, including updated traffic volume data from April 2016, with the application to address how traffic will be impacted. This traffic study was reviewed by an independent traffic review consultant on behalf of the Town. For the proposed project, Average Daily Trips (ADT) are anticipated to decrease by approximately 1,244 trips. AM weekday Peak Hour trips are expected to decrease by approximately 30 trips. PM weekday Peak Hour trips are also expected to decrease, with a reduction of approximately 95 trips.

As a result of the removal of the golf course, combined with a reduction in housing units, the overall open space of the project has increased 19% by approximately 17.3 acres (90.2 acres versus 107.5 acres).

2. The previously approved project included 341 housing units in comparison to the revised 324 housing units, a decrease of 17 units. Both projects propose a mixture of single homes and townhouses. Houses are proposed within each of the three housing areas. Within housing area #1, the revised design includes additional houses to the south and east outside of the original boundary line. Proposed houses are located within the original boundaries for housing area #2 and housing area #3. Changes to roadways in housing area #1 include additional interconnected streets with sidewalks. The building area is expanded further outside the approved development area into the golf course and country club areas. A number of units have been separated providing for more single unit buildings. Housing area #2 has been simplified with now only single unit buildings on the main road through the area.

Finding: The proposal reconfigures the housing units outside of the three "Housing Areas" shown on the Housing Area Plan, Sheet 2 of 23 of the previously approved Preliminary Plan. There are three units that lie completely outside of the Housing Areas. This is a variation in the scope of development area previously approved, however, the proposed project still meets the minimum requirement of open space (78.24 acres) and the revised plans show an overall increase of open space (an additional 17.3 acres). No more than 5% of the open space is considered impervious and the open space is in two distinct areas in the same fashion to the previous submittal. This is consistent with the minimum requirements of the previously approved Decision, Open Space Condition No. 3, of at least 64.9 acres located in the vicinity of the proposed housing west of the Country Club facilities and at least 46.3 of those acres to be upland with no more than 18.6 to be resource areas. A 100-foot buffer is maintained between the proposed development and adjacent properties in the same fashion to the previous submittal.

As a result of the reduction in housing units, there will be a reduction of traffic associated with the project compared to the previously approved plan. See description under pervious finding.

3. As a result of decrease in traffic associated with the elimination of the nine-hole golf course and the wellness center and accessory buildings,

water consumption and wastewater generation are anticipated to decrease. An approximate decrease of 11,500 gallons per day (GPD) of water demand is projected from the previously approved project (91,500 GPD to 80,000 GPD). An approximate decrease of 20,000 GPD of wastewater generation is predicted from the previously approved project (100,000 GPD to 80,000 GPD). Open air stormwater management systems (detention basins) are still to be provided for the proposed project.

Finding: The proposed sewage collection system, water distribution system and stormwater management systems are consistent with the previous submittal with demands and generation predicted below those approved.

4. The previous decision found that the Applicant shall replace the existing water main in Orchard Street with a new 12-inch diameter line. The previously approved project included 4,200 feet of water main replacement in Orchard Street. The current proposal provides an additional 2,600 feet for a total of 6,800 feet of existing watermain replacement in Orchard Street.

Finding: This is an improvement over the previously approved plan.

5. There is a net decrease of approximately 4,725 linear feet (lf.) of primary access road and approximately 815 lf. of emergency access road.

Finding: Lengths of roadways under current conditions have decreased in comparison to the original plans providing a decrease in impervious area related to roadways. The proposed 26 foot width of roadways are consistent with the previous project roadway design standards waiver graded.

6. Access to the site has changed; The previous approved plan maintained the existing golf course parking lot and entrance with a connection to Housing Area #1 and added two other entrances along Orchard Street. Under the current proposal, two entrances are proposed off of Orchard Street. Housing Area #2 has a gated entrance proposed on the western access drive and Housing Area #3 has changed its main access around the westerly wetland (previously the emergency access road) to use this gated entrance. The road provides access to the relocated wastewater treatment facility and three units located outside of previously approved development areas. A narrower emergency access will now connect through Housing Area #1 and main access entrance to Housing Area #1 will replace the existing parking lot entrance.

Finding: The modifications to the site access and internal roadways are reasonably within the three "Housing Areas" and original roadway alignments shown on the previous approved plan. Modifications have maintained roadway design standards consistent with the previously approved plan. The revision of a 26' wide roadway to an 18' wide emergency access roadway at the connection between Housing Area #1 and #3 will require less wetland impacts in that area. Revised roadway alignments in Housing Area #1, including a hammerhead turn around on one end and cul-de-sac on the other end, provide a new simpler tee roadway configuration.

7. The Applicant is now providing sidewalks with 4-foot grass strips for the entire roadway network. The previously approved plans provided sidewalks with 4-foot grass strips only for some of the roadways.

Finding: The previous approved decision required that the minimum extent of sidewalks shown be maintained. This requirement has been met.

B. GRANT OF SPECIAL PERMIT MODIFICATION

Therefore, at the Planning Board meeting on January 10, 2017, on a motion made by Ms. Nicole Riley, seconded by Mr. James McKay, the Planning Board of the Town of Millis, by a unanimous (five to zero) vote grants this Modification of the Original Special Permit, pursuant to General Laws, Chapter 40A, Section 9 and the Zoning Bylaw of the Town of Millis, Section XVII, to the Applicant to construct a Senior Residential Community Development in accordance with the plans, drawings and other documents submitted to the Planning Board with the Modification Application and during the public hearing as set forth below.

This special permit modification decision modifies the Planning Board's April 16, 2008 final action regarding Planning Board Application 55-011, which granted special permit relief under Millis Zoning By-law §XVII, to allow construction of a Senior Residential Community Development at 84 Orchard Street (Assessors Map 1, Parcels 1, 2, 3, 3B and 4 and Map 5, Parcel 35), as follows:

1. This special permit modification decision shall supersede the 2008 Special Permit upon the recording of this special permit modification decision in the Norfolk County Land Court Registry of Deeds.
2. This special permit modification decision shall be recorded at the Norfolk County Land Court Registry of Deeds within one year of this special permit modification decision taking effect; and, if it is not so recorded, this

special permit modification decision shall lapse and be of no further force and effect.

3. This special permit modification decision, provided that it is recorded within one year of its taking effect, shall be exercised within two years of its taking effect by the beginning of the construction allowed hereunder before the two year period expires.
4. The construction allowed under this special permit modification decision shall be completed not later than 12 years from the date that this decision takes effect and no further construction shall take place after that date, unless the special permit holder returns to the Planning Board and seeks and obtains a modification to this decision to extend the deadline to complete construction, with any such modification request to be made to and received by the Planning Board at least six months before the deadline expires. Construction shall be in three phases reasonably consistent with and as shown on the "Phasing Exhibit," dated September 20, 2016.

Given the complexity of this development, and the need to phase this development over many years, the Board specifically finds and determines that construction of the entire development shall have begun, for purposes of M. G. L. c. 40A, § 9, if construction of internal roadways and utility systems is underway with respect to any phase of the development within the two year period, as that period may be extended as a result of appeals or for other good cause.

Likewise, for purposes of M. O. L. c. 40A, § 6, the Board finds and determines that: (a) construction of the first phase of the development shall have commenced as soon as construction of internal roadways and utility systems is underway for that phase of the development; and (b) construction of the entire development shall be deemed to have "continued through to completion as continuously and expeditiously as is reasonable" as long as (i) construction activities within the development do not entirely discontinue for more than two years, other than for good cause found by the Board, and (ii) construction of the First Phase shall be completed within five years of this decision taking final effect, construction of the Second Phase shall be completed within four years of the completion of the First Phase, construction of the Third Phase shall be completed within three years of the completion of the Second Phase. If a phase is not timely begun, the right to construct it shall lapse.

C. WAIVERS

The waivers previously granted by the Planning Board in the Original Special Permit are still effective and the current Plan, as documented in the Preliminary Plans submitted to the Planning Board, dated September 20, 2016, is consistent with same.

These waivers granted and mitigation measures imposed are summarized as follows:

1. Section XVII.E.3 of the SRC By-Law provides that the Planning Board may waive the requirement that no wastewater management systems be located within the Required Open Space. In accordance with this provision, the Applicant requested that approximately 1.67 acres of the proposed below grade wastewater disposal fields be allowed in open space area of which approximately 0.31 acres is in the perimeter property line buffer. This waiver was granted by the Board and the Modified Preliminary Plan is consistent with the relief granted and described above.
2. Section XVII.E.4 of the SRC By-Law provides that the Planning Board at its discretion may waive the requirement that all Open Space be contiguous and may allow the Required Open Space to consist of not more than three parcels, none less than one acre in size. In accordance with this provision, the Applicant requested that two areas of non-contiguous Open Space be allowed. One containing approximately 68.4 acres and the other approximately 21.8 acres (90.2 acres total). This waiver was granted by the Board and the Modified Preliminary Plan is consistent with the relief granted by providing two open space areas: one west of Brook containing approximately 70.20 acres and the other east of Brook containing approximately 37.33 acres (107.53 total).
3. Section XVII.G.8.b of the SRC By-Law provides that the Planning Board at its discretion may waive or modify the roadway standards for private roads to meet site conditions and design requirements. The Applicant requested relief for roadway design criteria including pavement widths, centerline radius and sidewalk configuration. This waiver was granted by the Board and the Modified Preliminary Plan is consistent with the relief granted. The Modified Preliminary Plan provides roadway widths no less than 26 feet and centerline radii no less than 61 feet. The Modified Preliminary Plan provides sidewalks with a 4-foot grass strip for the entire roadway network.

4. Section XVII.0.8.f of the SRC By-Law provides that the Planning Board at its discretion may allow the perimeter buffer to be included in the Open Space computations. The Applicant requested that approximately 16.1 acres of Open Space be located within the perimeter property line buffer. This waiver was granted by the Board and the Modified Preliminary Plan is consistent with the relief granted.

The aforementioned waivers were granted in consideration of the following mitigation measures offered by the Applicant:

5. Prior to application for a certificate of occupancy for any unit(s) hereunder, subject to the approval of the Millis Department of Public Works standard specifications for water main installations and subject to any necessary approvals therefor, including but not limited to a water connection permit from the Board of Selectmen, the Applicant shall remove or abandon the existing water main in Orchard Street and install a new 12-inch diameter water main in Walnut Street in accordance with "Water Main Construction Guidelines Governing Water Work in the Town of Millis, Massachusetts, Effective July 2007". Work shall include reconnecting existing property services and providing stubs to the property lines of properties of record at the time of this Decision, All work, including roadway repairs, shall comply with Millis Department of Public Work standards.
6. Prior to the issuance of a Building Permit, the Applicant shall pay to the Town of Millis the sum of \$150,000 for use at its discretion for mitigation purposes. The sum of \$150,000 was determined as part of the approval process of the 2008 Special Permit. This amount shall be increased to account for the cost of living at the time of application.

D. CONDITIONS OF APPROVAL

The grant of this Modified Special Permit is subject to the following terms and conditions:

PRELIMINARY PLANS

1. The preliminary plan entitled, "Preliminary Plan for: Glen Ellen Senior Residential Community Development, Toll Brothers, Inc.," dated September 20, 2016, Prepared By Bohler Engineering ("Modified Preliminary Plan"), shall now become the preliminary plan under the Modified Special Permit hereby replacing the preliminary plan referenced in the Original Special Permit.

2. All of the amenities under the Original Special Permit shall be eliminated, and instead the amenities to be constructed under the Modified Special Permit shall consist of the private clubhouse, pool, sport courts, and guest parking. In addition, the remainder of the golf course shall be replaced with public walking trails, including a public parking area as shown on the plan submitted with the Modification Application entitled, "Senior Residential Community 324 Home Concept Plan, Glen Ellen Country Club," Scale: 1" = 200', Dated: October 26, 2016. The walking trails, although public, shall be maintained by the Project homeowners' association. The maintenance plan shall be approved by this Board in conjunction with the definitive plan approval process. In order to compensate for the amenities being eliminated under the Modified Special permit, upon the sale of the first housing unit, the applicant shall make a donation of \$25,000 to a field capital improvements fund for betterment of recreation facilities within the Town.
3. The Project shall consist of no more than 324 housing units, and 1,296 off-street parking spaces (reflective of two driveway parking and two garage spaces per unit), plus off-street parking spaces for visitors, as well as the aforementioned additional parking spaces for the amenities referred to in the paragraph above. The locations of the housing units shall be substantially as shown on the Modified Preliminary Plan. It is understood that resource areas, topographical features, soil conditions, and other as yet unknown factors may cause minor variations in the locations of some or all of the housing units. The housing units as shown are generic in nature and subject to variation based on actual model type and options selected for each home. However, all buildings must comply with the buffer zones and other setbacks required by this Modified Special Permit, and by Millis Zoning Bylaw Section XVII. Modifications to the location of the proposed main entrance driveway to move the entrance several hundred feet away from Grove Street and traffic calming options shall be reviewed on the Definitive Plans.
4. The amount of \$150,000 that the Applicant shall pay to the Town of Millis for its use at its discretion for mitigation purposes described in subsection C.6 above shall be increased to account for the cost of living at the time of application of the Modified Special Permit.

SUBMISSION OF FURTHER PLANS AND ENGINEERING REVIEW

1. Not less than forty-five (45) days prior to either the anticipated date of commencement of construction or the submission of application for building permits, whichever is earlier (the "Definitive Plan Submission

Date"), the Applicant shall deliver to the Board and the Board's designated consulting engineer final, detailed site plans ("Definitive Plans") for the phase of construction at issue which are of a quality and level of detail sufficient to allow the Board to review the plans for compliance with both the terms of this Decision and industry standards and applicable law. Such Definitive Plans shall include all roadway design information, landscaping, stormwater management calculations demonstrating conformance with the "Land Subdivision Rules and Regulations of the Planning Board of the Town of Millis, Massachusetts" and all applicable local, state and federal Stormwater regulations and all items identified as "Definitive" on the Level of Design Table dated September 27, 2007 attached to this Decision as Attachment B. In addition, the Applicant shall deliver to the Board a construction mitigation plan including, but not limited to, dust control measures, delivery schedules, and like matters and a maintenance plan for the designated open space, walking trails and associated public parking area.

No construction shall commence and no building permits shall be issued under this Decision until the Board, in consultation with its designated engineer, has approved by majority vote the Definitive Plans and construction mitigation plan as being in conformance with this Decision. As part of the site plan review the Board may impose reasonable conditions. The forty-five (45) day site plan review period may be further extended by agreement of the Applicant. Failure to act within forty-five (45) days does not constitute approval.

SCOPE OF DEVELOPMENT

1. Subject to the Planning Board's aforementioned engineering review, the other conditions of the Special Permit imposed herein, and the design criteria of the SRC Bylaw, the Applicant may construct a maximum of 324 units in up to three (3) phases, reasonably consistent with and as shown on the attached "Phasing Exhibit," dated September 20, 2016. Construction of the Project is anticipated to be completed in three (3) phases with units within said phase being constructed concurrently with market demand for same. Utility infrastructure and associated site improvements are intended to be completed in a similar manner and available for use as units are constructed.
2. Subject to the Planning Board's approval of a Definitive Plan Submission for each phase, the conditions of the Special Permit stated herein, and the design criteria of the SRC Bylaw, the Applicant shall have discretion to

modify information depicted on the Preliminary Plan set, including but not limited to, unit locations, the number of units within a building, building sizes, roadway layouts, stormwater management facilities, and the location of satellite parking and other infrastructure within the three Phases shown on the Phasing Exhibit. However, at no time shall such modifications reduce the minimum roadway widths, minimum centerline radii, and extent of sidewalks nor increase the maximum length of dead-end streets, shown on the Preliminary Plan. Like infrastructure design features not explicitly mentioned in this Paragraph shall remain consistent with that.

STORMWATER MANAGEMENT

1. The arrangement of the proposed stormwater management areas shall be indicated on the Definitive Plans submitted to the Planning Board. Should adjustments to the location of the proposed stormwater management facilities be required as a result of feedback provided during the project entitlement process, said updates will be incorporated into the Definitive Plan Set prior to endorsement of same by the Planning Board. As the current development program provides approximately seventeen (17) acres of additional open space when compared to the previously approved site plan, minor adjustments to positioning of proposed stormwater management facilities is not anticipated to significantly impact the land allocated for open space. The stormwater management system for each phase shall be maintained in accordance with an operations and maintenance plan to be submitted for review and approval during the Board's aforementioned engineering review.
2. The stormwater management system shall be designed in conformance with the "Land Subdivision Rules and Regulations of the Planning Board of the Town of Millis, Massachusetts". The Stormwater management system design shall be submitted to the Board for engineering review and approval. The Applicant shall annually have prepared a document by a registered professional engineer certifying that all inspections and maintenance of the stormwater management system have been completed as proposed and approved, and listing the dates of all inspections and the nature of the maintenance work completed. This letter shall be submitted to the Planning Board and Department of Public Works.

RECREATION

1. Walking trails within the SRC as shown on the Preliminary Plan shall be open to the residents of Millis, including reasonable access thereto from Orchard Street Generally, the public open space amenities are proposed to be located on the east side of Bogastow Brook and in the location of part of the existing golf course. Use of the proposed open space areas made available for public use will be subject to the rules and regulations of the Homeowners Association concerning, but not limited to, hours of use, rubbish disposal, parking, and similar operational requirements. Said rules and regulations shall apply equally to the homeowners as well as the Town of Millis residents and those that use the open space areas made available to the public. Any such limitations on the public's access to the walking trails shall be prominently posted at the public points of entry to the walking trails.
2. A pedestrian connection shall be provided from the proposed public parking area for access to the open space areas being made available for public use to the extent that it is required for connection to the existing sidewalk / cart paths that are intended to remain and provide for access to the publicly accessible open space areas.

ROADWAYS

1. The roadways have been designed in accordance with the Town of Millis standards. Primary and driveway access roadways shall be 26 feet in width (gutter to gutter) respectively. Roadway construction shall be in accordance with Preliminary Plans, dated September 20, 2016. Minimum centerline radii of primary access roadways shall be 61 feet.
2. Wetland crossings, where needed, shall be designed in accordance with the regulatory standards applicable to same and shall obtain the requisite approvals from the authorities having jurisdiction over wetland resource areas.
3. Prior to application for a certificate of occupancy for any unit(s) within Phase 3, as indicated on the Phasing Exhibit, the Applicant shall install an emergency access road consistent with the "Emergency Access Road" shown on the Preliminary Plans, which shall be constructed of a material sufficient to carry fire apparatus at all times of the year and subject to the approval of the Millis Department of Public Works. A temporary turnaround may be necessary, as required by emergency response personnel, for the phased construction of the road currently identified as Road H on the Preliminary Plans. Should a temporary turnaround for

emergency response vehicle use be required, same will be implemented to the satisfaction of the Town of Millis Fire and Police Departments.

4. The Homeowners Association shall provide to the Millis Department of Public Works annual certification that the emergency access roadway is in good repair. The Emergency Access Road shall be plowed of snow and kept clear at all times by the Homeowners Association. In the event that it is not cleared, the Millis Department of Public Works is authorized to enter the property to clear the Emergency Access road, the costs of which shall be reimbursed within 60 days of submission to the Homeowners Association of a bill for the costs of the clearing. The Applicant shall indemnify and hold harmless the Millis DPW, its employees, agents, and assigns for any damages, including reasonable attorney's fees, resulting from said plowing operation, except to the extent of gross negligence or intentional misconduct of such indemnified parties.
5. There shall be no on-street parking on the proposed emergency access. The proposed emergency access associated with Road I shall be completed prior to the commencement of construction of the proposed residential units located to the east of the intersection of Road H with Road I. The Applicant shall post signs in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) on both points of access to the emergency access which are accessible from the primary access roadways to which it connects, with said signs prohibiting parking on or immediately adjacent to the emergency access. The Placement of those signs in proximity to the roadways shall be identified on the Definitive Plans. The plan includes privacy gates at each entrance on Orchard Street. The Applicant will work with the Fire and Police Departments to ensure that the gated entrances are designed to their satisfaction.
6. The applicant shall work with Town Fire and Police departments to ensure that gated entrance(s) are designed and installed with their approval.
7. There shall be on-street parking permitted on only one side of the roadways. Prior to the issuance of any Certificates of Occupancy, the Applicant shall post signs in accordance with the MUTCD on one side of the roadways prohibiting parking. The placement of those signs in proximity to the roadways shall be subject to the approval of the Planning Board in consultation with the Chief of Police.

HOMEOWNERS ASSOCIATION

1. The Applicant agrees to form a Homeowners Association for the purpose of providing a perpetual mechanism for maintaining all elements of the SRC, including but not limited to, buildings, roadways, landscaping, drainage system, septic system, and utilities that lie on private property. The Master Deed and other documents proposed for the creation of the Homeowners Association shall be subject to approval by Town Counsel for conformance with this Decision and applicable legal requirements.
2. Each individual deed and the deed of trust, master deed or articles of incorporation shall include appropriate restrictions and provisions, satisfactory to the Planning Board, designed to implement the terms and limitations of this Senior Residential Community Development bylaw.
3. The Applicant shall notify in writing the Planning Board, Board of Health, Conservation Commission, Department of Public Works, Board of Selectmen and any other boards or commissions having jurisdiction over this development of the transfer of maintenance responsibility from the Applicant to the Homeowners Association. Contact information including contact name, phone number and mailing address should be provided. Similarly, any change in contact information within the Homeowners Association should be provided in writing within seven days to all boards and commissions having jurisdiction.

CONSTRUCTION

1. Prior to the start of construction, the Applicant shall conduct a "pre-construction meeting" with the Planning Board, Town Administrator, Department of Public Works, Fire Chief, Police Chief and all other parties the Planning Board deems necessary.
2. Prior to the start of construction, the Applicant shall meet with the Chief of Police and Town Administrator to determine whether the placement of informational or warning signs in addition to those explicitly required by this decision would minimize any potential traffic problems. If, in the opinion of the Chief of Police and the Town Administrator, a determination is made that informational or warning signs are appropriate, the Applicant shall provide such information or warning signs or reimburse, prior to the start of construction, the Town of Millis for the cost of the acquisition and installation of such signs. The placement of the signs will be at the discretion of the Town Administrator and the Chief of Police.

3. The Applicant shall appoint a lead development staff person, who may change from time to time as the development progresses, who will submit schedules and reports to the Board's engineers and inspectors as follows:
 - The name and 24-hour contact information for the lead development staff person shall be furnished to the Planning Board, Town Administrator, Department of Public Works, Fire Chief, Police Chief and others deemed necessary. Said departments shall be notified in writing of any change in the contact information within seven days.
 - For each building phase, prior to authorization to proceed being issued to the contractor, the construction schedule in its entirety and construction traffic mitigation plans shall be submitted to the Planning Board and Department of Public Works for their review and information.
 - A monthly update of work completed and the impending work schedule shall be submitted to the Planning Board and Department of Public works.
4. Construction inspections shall be consistent with construction inspection requirements described in the "Land Subdivision Rules and Regulations of the Planning Board of the Town of Millis, Massachusetts." Inspections shall be performed by a designee of the Planning Board with associated costs being paid by the Applicant.
5. Dust control measures, including the watering of disturbed areas, as well as street sweeping, shall be deployed during construction as required or as directed by the Department of Public Works and/or the Board of Health. The use of calcium chloride is prohibited.
6. Construction vehicles shall not be allowed to park and/or queue on Orchard Street at any time. The Building Inspector or his designees may enforce this provision and all other limitations on construction activities listed herein.
7. Hay bales or other suitable sediment controls shall be installed and maintained, through final grading, to prevent soil erosion onto adjacent properties.
8. The 100-foot perimeter buffer zone in the vicinity of proposed work shall be marked in the field prior to the start of construction to the satisfaction of the Planning Board. Said perimeter buffer zone shall be protected and maintained throughout construction. During its aforementioned Definitive Plan engineering review, the Planning Board may at its discretion allow limited, reasonable disturbance within the 100-foot

perimeter buffer zone for the purpose of grading or stormwater detention as reviewed and approved by the Board on a case by case basis. If allowed, such disturbed areas shall be restored to a natural state to the satisfaction of the Planning Board.

9. Measures to discourage trespassing and to protect open excavations shall be deployed at all times in accordance with current Massachusetts Department of Public Safety standards.
10. No construction shall be started prior to 7:00 A.M. or continue beyond 6:00 P.M. No work will be permitted on the site on Sundays or on holidays observed in Norfolk County, Massachusetts, Construction hours shall be prominently posted and maintained at locations on-site, to the satisfaction of the Planning Board.
11. During construction, vehicular and equipment parking are not allowed within thirty (30) feet of any public roadway or within the 100-foot perimeter buffer.
12. The Applicant shall identify and post prominently onsite the name, address and phone number of the contract person for construction management of the development. Said contact person shall be available 24 hours per day, seven days a week throughout construction.
13. The Applicant shall provide a dumpster on-site throughout construction. The site must be kept neat and orderly at all times. Dumpster servicing shall be during construction times cited above.
14. There shall be no burial of any tree stumps or demolition debris on the site.
15. The Applicant shall submit "as built" plans as follows:
 - Building "as-built" plans to the Building Inspector with the application for Certificates of Occupancy. The Building Inspector may issue temporary Certificates of Occupancy provided that within sixty (60) days full as-built plans must be submitted before final Certificates of Occupancy may be issued and the Building Inspector may withdraw temporary Certificates of Occupancy if full as-built plans are not submitted within such sixty (60) day period.
 - Site "as-built" plans consistent with the "Land Subdivision Rules and Regulations of the Planning Board of the Town of Millis, Massachusetts." including, but not be limited to all building locations, roadways, driveways and utility locations shall be timely filed with the

Planning Board and Department of Public Works. As-built plans shall be reviewed by the Planning Board for compliance with the approved Definitive Plans. If the Board determines that the Applicant is failing to timely submit, without good cause, as-built plans, the Board shall have cause to deny approval of subsequent phases until such plans are submitted and approved. For the final phase of construction, Site "as-built" plans shall be submitted to the Board contemporaneously with the submission of the building "as-built" plans to the Town Administrator and Building Inspector.

- Utility "tie cards" are to be included with the "as-built" plan at the completion of each building phase for each completed phase of construction. Failure to do so, without good cause, may be grounds for the Board to deny approval of subsequent phases until, the as-built plans are submitted and approved.

16. The Applicant shall provide office space or a construction trailer suitable for office space at the site to which the Board's inspectors and engineer and town staff appropriately involved in the review of this development shall have non-exclusive use and access, which shall include at least the following facilities: phone, fax with printer, computer with internet access with printer, desks and chairs, filing cabinets, minimum plan table of 36'x72", rack for plans, hard hats, potable water, refrigerator, heat and air conditioning.
17. Sweeping of paved construction routes to building sites must be performed as needed or as directed by the Planning Board, Department of Public Works or Building Inspector, during construction.
18. The applicant shall work with Town Fire and Police departments to ensure interim measures are in place for emergency response access throughout all phases of construction.
19. Areas of disturbance, including stockpiling areas shall be protected by temporary fencing throughout construction.
20. Areas of disturbance shall be limited to the greatest extent practical. Disturbed areas that will not be built upon, paved or grassed within 14 days shall be temporarily stabilized with grass.
21. Installation of erosion control devices shall precede all other construction. Flooding of abutting properties during construction shall not be allowed.
22. Upon completion of construction and the establishment of vegetation, sedimentation and debris shall be removed from all components of the

stormwater recharge system, including but not limited to catch basins and proprietary stormwater treatment devices. Accumulates shall be properly disposed of off-site.

23. The Planning Board and any of its representatives shall be allowed to inspect the premises at any time.
24. The property owner shall maintain on-site files including records of inspection, maintenance, and corrective actions for work performed in accordance with the operations and maintenance plans prepared by the Applicant. Such files shall be available for inspection by the town.
25. A copy of the final SWPPP shall be submitted to the Town for review and comment prior to construction.
26. Observation of the subsoil prior to the installation of the infiltration basin(s) by a representative of the Town is required.

OPEN SPACE

1. Prior to application for a Certificate of Occupancy, the Applicant shall deliver a suitable Covenant guaranteeing the preservation of this land and open space.
2. The Applicant shall construct all amenities and preserve open space as required by the Zoning Bylaw of the Town of Millis. This open space shall consist of at least 78.24 acres.
3. The proposed open space shall not be further subdivided.
4. The open space shall be maintained as a mowed meadow by the Homeowners association with Once (or as necessary) mowing of open space according to the maintenance plan to be review and approved by this Board in conjunction with the definitive plan approval process. If it is determined by Town as this condition is not being met the town will hire a contractor to do this work at Associations expense - payable in full in 60 days.

WATER & SEWER

1. The Sewage Collection System and Water Distribution system shall be constructed to meet all state and local standards and codes. Water system design including but not limited to water pressure and hydrant spacing

requirements shall be in accordance with "Water Main Construction Guidelines Governing Water Work in the Town of Millis, Massachusetts, Effective July 2007".

All of the buildings are to be connected to the public water supply and to the on-site private sewer system pursuant to sewer and water connection permits to be sought from the Millis Board of Selectmen, the Millis Board of Health and/or the Massachusetts Department of Environmental Protection as appropriate. The Applicant shall submit final construction plans for the sewer and the water utilities to the Town of Millis Board of Selectmen, Department of Public Works and the Millis Board of Health thirty (30) days prior to construction, and no building construction shall take place until said plans have been reviewed by said parties and approved as appropriate as being in compliance with applicable Town and state regulations.

3. Applicant will construct, operate, maintain and repair at its sole expense a Private Wastewater Treatment Facility ("PWTF") providing all necessary wastewater treatment for the development as designed and constructed pursuant to plans approved by the Massachusetts Department of Environmental Protection. The applicant has the option to connect the development to the municipal sewer system at the Applicant's expense and in compliance with all sewer connections rules and regulations.
4. Use of all existing septic systems shall be terminated upon the completion of the PWTF and such septic systems shall be abandoned in accordance with the State Environmental Cod; 310 CMR 15.00, et seq., and the Town of Millis Board of Health.
5. If required by the Massachusetts Department of Environmental Protection, the Applicant shall provide a 100% reserve area for the proposed wastewater disposal field system.
6. The Applicant shall submit a copy of the hydrogeologic evaluation and engineering report for the wastewater treatment and subsurface disposal system to the Planning Board for review and comment at the time of submittal of the evaluation to the DEP. The Applicant shall provide reasonable fee for the Planning Board's consultant to review information.
7. A Membrane Bioreactor (MBR) wastewater treatment system shall be constructed as it removes the greatest amount of PPCPs from wastewater, in comparison to other technologies.

DEVELOPMENT CHANGES

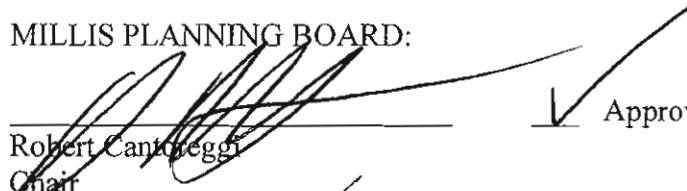
Given the complexity of this development, and the proposal to phase the development over an extended period of time, it is contemplated that changes to the development will be required to respond to field changes, presently unknown conditions, and changes in market conditions, building techniques, and legal requirements, among other things. No such change, which is consistent with this Decision in all material respects including but not limited to the maximum number of units (324), housing unit locations, perimeter buffer and open space as determined by the Planning Board, shall require an amendment of this Modified Special Permit.

GENERAL

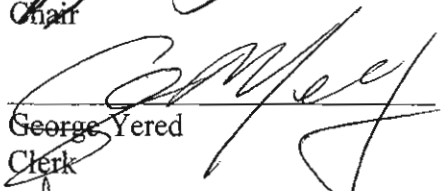
1. In the event of any conflict between the conditions imposed by this Modification Decision and the terms of any other document or agreement regarding the Development, the terms and conditions of this Modification Decision shall control.
2. The term "Applicant" as used herein shall include the actual Applicant, any affiliate or subsidiary thereto and any successors in interest to the Property or the development contemplated hereunder or any portion thereof.
3. Except as explicitly waived herein, at all times the development shall comply with the Town of Millis Zoning By-Law and Land Subdivision, Rules and Regulations of the Planning Board of the Town of Millis, Massachusetts.
4. Snow and ice removal shall be the responsibility of the Applicant and/or Homeowners Association. Snow and ice removal shall be undertaken as soon as is practicable after snowfall and shall not impede or obstruct the roadway, driveways, emergency access or the sight lines thereon. Accumulated ice on the roadway, driveways and parking lots shall be promptly removed or sanded such that vehicles may pass safely.
5. The Homeowners Association shall contract licensed trash and recyclable haulers to remove refuse from the site weekly.
6. The Applicant shall comply with all requirements imposed as a result of the Massachusetts Environmental Policy Act ("MEPA") review and any change in the Preliminary Plan in order to comply with said MEPA requirements shall be submitted to the Planning Board for review and approval.

7. The Applicant shall pay all reasonable costs and fees of Town Counsel and the Planning Board's consultants and inspectors, including testing in performing all services required by this Decision. The scope of services or scope of work and budget for the resident inspectors shall be approved by the Planning Board. Any fees due to the Town Counsel and the Planning Board's consultants and inspectors shall be paid in full upon receipt of invoice. Temporary or permanent Certificate of Occupancy shall not be issued with outstanding monetary obligations to Planning Board and/or Department of Public Works, Payment of Town Counsel's fees arising from litigation or appeal of this Permit or in providing services not required by this Decision shall not be required.
8. The Applicant shall provide written notice within seven days to the Planning Board, Board of Selectmen and Department of Public Work in the event of any change in the ownership of the Applicant.
9. Appeals, if any, from this Decision shall be made pursuant to Massachusetts General Laws, Ch. 40A, Sec. 17 and shall be filed within twenty (20) days after the date of filing of this Decision in the office of the Town Clerk.
10. This Decision shall not take effect until a copy of the Decision bearing the certificate of the Town Clerk is recorded with the Norfolk District Registry of Deeds in accordance with the provisions of Massachusetts General Laws, Ch. 40A, Sec. 11 and 15.
12. Any finding, by any court of competent jurisdiction, that any preceding condition is unenforceable shall not otherwise affect the enforceability of the remainder of the conditions hereof.
13. The Applicant shall obtain any and all permits, licenses, approvals and authorizations required by local, regional, state and federal authorities for the development.
14. The Applicant shall obtain all necessary approvals from the Board of Health, Conservation Commission, Department of Public Works, The Board of Selectmen and any other boards or commissions having jurisdiction over this development. Approvals and/or permits shall reference the Preliminary Plan.
15. Should landscaping be damaged by snow plowing, road salt or any other means, such landscaping shall be replaced as soon as weather permits. All plantings shall be evaluated and repaired/refurbished each spring.

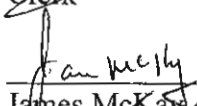
MILLIS PLANNING BOARD:


Robert Cantoreggi
Chair

Approve Deny Abstain


George Yered
Clerk

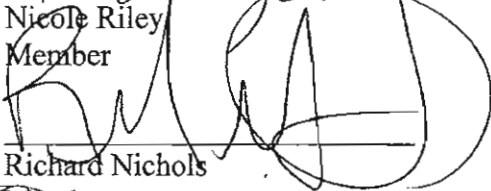
Approve Deny Abstain


James McKay
Member

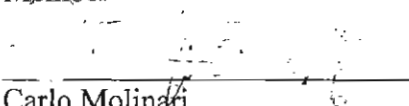
Approve Deny Abstain


Nicole Riley
Member

Approve Deny Abstain


Richard Nichols
Member

Approve Deny Abstain


Carlo Molinari
Associate Member

Approve Deny Abstain

DATE VOTED: January 10, 2017

DATED FILED WITH THE OFFICE OF THE TOWN CLERK: January 23, 2017

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN TWENTY (20) DAYS AFTER THE DATE THIS DECISION IS FILED IN THE OFFICE OF THE TOWN CLERK.

ATTACHMENT B

GLEN ELLEN COUNTRY CLUB SENIOR RESIDENTIAL HOUSING

Revised 9/27/2007

LEVEL OF DESIGN - PLANNING BOARD

	PRELIM.	DEFINITIVE	COMMENTS
<u>WATER</u>			
Demand Calculations	X		Potable & fire protection
Source	X		Town supply
Pressure/Booster Pumping	X		Not needed if larger main
Fire Flow Requirements	X		ISO Requirements
Pipe Sizing	X		
Horiz. (plan) Locations	X		Typical
Typical Details	X		
Hydrant Locations		X	As per town requirements
Meter Location(s)		X	As per town requirements
Valving		X	As per town requirements
Fittings		X	Bends, sleeves, gates, etc.
Materials		X	DI, PVC, HDPE
Specifications		X	Excav, testing, etc.
House services		X	Curb stops, gate valves
Traffic Management		X	
Erosion & Sedimentation		X	
<u>SEWER</u>			
Flow Projections	X		
Gravity versus Pressure	X		
Pump Station Siting	X		
Horiz. (plan) Locations	X		
Typical Details	X		
Pump Station Design		X	
Type of Pump Station		X	
Pipe Sizing		X	
Rim & Invert Data		X	
Profiles		X	
Air/Vacuum Relief Fittings		X	
Materials		X	PVC, HDPE
Specifications		X	
Traffic Management		X	
Erosion & Sedimentation		X	
<u>WASTEWATER TREATMENT</u>			
Flow Projections	X		
Location	X		
General Footprint	X		
Treatment Process Selection		X	
Treatment Process Design		X	
Building Layout		X	

	PRELIM.	DEFINITIVE	COMMENTS
Building Materials		X	
Hydraulic Profile		X	
Specifications		X	
<u>WASTEWATER DISCHARGE</u>			
Location	X		
Type of Discharge	X		
Percolation Tests	X		
Test Pits/Borings	X		
Preliminary Hydrogeology	X		
Typical Details	X		
Final Hydrogeology		X	Mounding Analysis
Layout of Discharge Beds		X	
Specifications		X	
<u>ROADWAYS</u>			
Width(s)	X		
Typical Cross Section	X		
Plan Location	X		
Sidewalk	X		
Turning Radii	X		
Centerline Stationing		X	
Cross Sections		X	
Construction Details		X	
Profiles		X	
Specifications		X	
Traffic Management		X	
<u>TRAFFIC</u>			
Traffic Counts - Site	X		
Traffic Counts - Area	X		
Vehicle Trips	X		
Traffic Generation	X		
Accident History	X		
Distribution of Vehicle Trips	X		
Site Access & Circulation	X		
Site Parking	X		
Site Distances	X		
Intersection Impacts	X		
<u>DRAINAGE</u>			
Drainage Areas	X		Existing & Proposed
Drainage Calcs - Preliminary	X		
Plan Locations of Pipes	X		
Detention Pond Sizing	X		
Detention Pond Locations	X		
Typical Pond Cross Section	X		
Drainage Calcs - Final		X	Subdrainage areas
Pipe Sizing		X	
Rim & Inverts		X	

	PRELIM.	DEFINITIVE	COMMENTS
Piping Profiles		X	
Materials		X	PVC, RCP, Corr Metal
Detention Pond Design		X	
Construction Details		X	MH, CB, Piping, Trench, etc.
Final Grading		X	
Specifications		X	
Traffic Management		X	
Erosion & Sedimentation		X	
<u>CIVIL/UTILITIES</u>			
Type of Utilities - Prelim.	X		gas, electric, tel., cable
Location of Utilities	X		within roadways
Preliminary Landscape Plan	X		locations and planting type(s)
Preliminary Grading	X		5' contours
Type of Utilities - Final		X	
Typical Utility Details		X	
Final Landscape Plan		X	
Final Grading		X	1' contours
<u>CONDOMINIUM DOCUMENTS</u>			
Master Deed	X		
Declaration of Trust	X		
<u>ARCHITECTURAL</u>			
Sample Floor Plan	X		
Sample Elevation	X		
Interior Layouts		X	
Building Materials		X	
Colors		X	