

**Holliston Planning Board  
Meeting Minutes of January 14, 2010**

**In Attendance:** Vice Chairman Warren Chamberlain, Len Engel, Parashar Patel and Jack Donovan. **Absent:** Geoffrey Zeamer.

**Call to Order:** The Vice Chairman called the meeting to order at 7:35 p.m. in the Selectmen's Meeting Room of Town Hall, 703 Washington Street.

**General Business:**

1. Municipal Tree Warden position  
Members agreed that the Selectmen should be encouraged to make a Tree Warden appointment, noting the position has been vacant for many years. Ms. Sherman agreed to research the issue further and pursue this with the Board of Selectmen.
2. Regional Casino Contingency Planning Forum  
Members discussed the casino forum planned for Wednesday, January 20<sup>th</sup> at the Ashland Public Library. Messrs. Chamberlain and Patel noted that they intended to attend. Members briefly discussed the potential for a casino site in Milford and its potential impacts.
3. Zoning Board Recommendation: Clinton and Thomas Variance Petitions  
After reviewing the proposed petitions, the members agreed that a letter recommending against grant of both the petitions should be sent to the Zoning Board regarding the proposed petitions on Norfolk Lane to create two additional lots. The Board discussed the proposed improvements to the private way and well as the merits of the petitions.
4. Approval Not Required Subdivision – Bullard, Broad Acres Farm Road  
On a motion by Mr. Engel, seconded by Mr. Donovan, the Board endorsed the plan to create one compliant lot in the Town of Medway's ARI zoning district and a 5.79 acre "Not a Building Lot" parcel in the Industrial zoning district in Holliston. The plan dated September 10, 2009 (revised December 11, 2009) was prepared by Colonial Engineering, Inc. The plan was endorsed by the Medway Planning Board on December 15, 2009.
5. Approval of Minutes – December 17, 2009  
Mr. Engel made a motion to approve the minutes of 12/17 as amended. Mr. Patel seconded. Mr. Donovan abstained. The vote in favor was 3 – 0 – 1.
6. Reorganization: Clerk and Agent Positions  
On a motion by Mr. Engel seconded by Mr. Patel, Mr. Donovan was nominated to serve as Clerk for the Board. Mr. Donovan accepted the nomination and the vote in favor was unanimous.

On a motion by Mr. Donovan, seconded by Mr. Engel, Mr. Patel was nominated to serve as Agent for the Board. Mr. Patel accepted the nomination and the vote in favor was unanimous.

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7. Continued Discussion: Annual Work Program and Board Appointments

The Board briefly discussed information provided on mandatory by-law amendments to the Floodplain Zoning required by FEMA map changes as well as potential changes to the Inclusionary Housing provisions (Section V-Q) to simplify the fee-in-lieu provisions given the planned start-up of the municipal affordable housing trust (The Housing Committee is reviewing the provisions and will likely have recommendations in February.) The Board discussed the upcoming affordable housing meeting with the Board of Selectmen on Monday the 25<sup>th</sup> and reviewed the Municipal Affordable Housing Trust Guidebook prepared by the Massachusetts Housing Partnership. After some discussion, it was agreed that Mr. Chamberlain would attend for the Board while Mr. Engel would continue to serve as the Board's representative to the CPA Committee. Also discussed were "Green Communities" provisions for as-of-right provisions for manufacture of alternative energy systems. Mr. Patel agreed to work with Ms. Sherman to make further recommendations on this issue.

Mr. Chamberlain also agreed to serve as the Board's representative to the MAPC SWAP region. Ms. Sherman agreed to discuss the SWAP/Metrowest Growth Management budget issues with the Town Administrator.

**Adjournment**

The meeting was adjourned at 9:45 p.m. on a motion made and duly seconded. The next meeting is scheduled for 1/21.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: January 21, 2009**