

**Holliston Planning Board
Meeting Minutes of January 21, 2010**

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

Call to Order: The 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. Approval of Minutes – January 14, 2010

Mr. Patel made a motion to approve the minutes of 1/14 as drafted. Mr. Chamberlain seconded. Mr. Zeamer abstained. The vote in favor was 3 – 0 – 1.

2. Subdivision Construction Extension Requests: Highlands at Holliston, Indian Trails, Constitution Village

Present for the landowner was Scott Miccile, PE of Benchmark Engineering. He presented a response letter from the January 7th meeting (dated January 15, 2010) as well as a revised "Status Plan" showing various stages of the Highlands and Constitution Village projects. Additions include a turnaround at the intersection of Mayflower Landing and Mohawk Path, relocation of the gate on Governor Prence Way, and delay of the paving on Mayflower Landing. Members expressed concern about the lack of responsiveness from the developer.

Ms. Sherman indicated that she had spoken to the school department's bus coordinator, Pat Weston, regarding the possibility of a turnaround being constructed at the intersection of Mayflower Landing and Mohawk Path. Ms. Weston indicated that she would not likely change routing to utilize Mayflower Landing and would only pick up children further into the subdivision than present practice if roads become public and adequate turnaround are provided. Highway Supt. Tom Smith was present and indicated that he would prefer a traditional cul-de-sac without a center island. Mr. Miccile indicated that berm will be added as well as a tie-in to nearby catch basins. A plan will be prepared for approval as a field change.

The following residents participated in the discussion: Michael Talmanson of 32 Mohawk Path, Ben Kafka of 70 Mohawk Path, Craig Cohen of 107 Mohawk Path, Tracy Delponte of 20 Mohawk Path, Doug Reiss of 52 Mohawk Path, Jason Israel of 104 Mohawk Path and Jeff Waldman of 54 Mohawk Path.

Mr. Talmanson expressed concern about the change in the proposed completion date for Mayflower Landing indicated in the correspondence as well as on the Status Plan. Mr. Patel asked Mr. Miccile what the estimated costs of improvements were. Mr. Miccile estimated \$150,000. Mr. Kafka characterized the developer's response as insulting to the residents and to the Board based on the request at the last meeting to consider expediting the construction. Selectmen Carl Damigella cautioned the Board that maintenance of these roads will present a considerable burden to the Highway Dept., so pushing for street acceptance is a mixed bag. He advocated waiting on completion of Mayflower Landing so that the developer would have a construction entrance into the unfinished portion of the project.

Approved: 3/4/10

**Holliston Planning Board
Meeting Minutes of January 21, 2010**

Mr. Talmanson stressed that the neighborhood is comprised of a system of roads and the Board should not allow such an incremental approach. Mr. Reiss stated that the residents are simply seeking the services that other residents get, especially with regard to their children. Similar comments came from Mr. Cohen, Ms. Delponte, Mr. Israel and Mr. Waldman.

After additional discussion about potential project phasing and emphasis on short-term completion of Phase I and Mohawk Path to Sta. 39+00, Mr. Donovan made a motion to extend the construction period for the Highlands at Holliston subdivision until June 30, 2010. Mr. Chamberlain seconded with all in favor.

Mr. Miccile asked if the Board would consider an amendment to the approved street lighting along Mohawk Path in Highlands at Holliston. Mr. Talmanson noted that some residents do want street lights but would like to weigh in on optimal placement given that there is no choice of fixture type from the utility company. Mr. Miccile indicated that the developer was willing to move forward with installation if the residents want the lights. The Board indicated that a plan should be prepared with input from the residents as to light placement.

Mr. Donovan made a motion to extend the construction deadline for Indian Trail Estates until June 30, 2010. Mr. Patel seconded with all in favor.

Mr. Donovan also made a motion to extend the construction deadline for Constitution Village until June 30, 2010. Mr. Patel seconded with all in favor. Ms. Delponte asked for clarification of approved land uses within Constitution Village. The Chairman noted that it is a conventional single-family subdivision. Any change to that status would require additional public hearings and permitting.

3. Subdivision Construction Extension Request: Clearview Estates II

Present to discuss his request for a year extension to complete construction of the roadway and required improvements in Clearview Estates II was owner Derek Desrochers of 59 Oakhurst Rd., Hopkinton. He indicated that he might need to vary the terms of his present cash surety in order to free up cash to complete the project given the economic climate. Members expressed concern about the lack of activity on the site for the past several years. The following residents participated in the discussion: John and Pamela Poor of 50 Indian Ridge South, Sandy Marino of 54 Indian Ridge South and Tom DeCecco of 191 Cedar Street.

Mr. Donovan made a motion to extend the construction deadline until June 30, 2010 with added surety of \$873.21, bringing the total surety required to \$122,247.54.

4. Zoning Board Recommendation: Clinton and Thomas Variance Petitions

The Board discussed the proposed improvements to the private way and well as the merits of the petitions with both applicants. Mr. Thomas took exception to several items in the Board's letter to the Zoning board of Appeals dated January 14th. He offered a response letter dated January 21st. Members discussed public safety, standards and

Approved: 3/4/10

**Holliston Planning Board
Meeting Minutes of January 21, 2010**

criteria for adequate roadway access as well as the permitting process for the proposed lot divisions. No further action was taken by the Board.

5. Regional Casino Contingency Planning Forum

Messrs. Chamberlain and Patel reported back on their attendance of this event on Wednesday. The event, which was jointly sponsored by MetroWest Growth Management Committee, 495/MetroWest Partnership, SouthWest Advisory Planning Committee, and the Metropolitan Area Planning Council was hosted by the Town of Ashland and was held at their Public Library. The forum was attended by over 60 MetroWest stakeholders and elected State and Local leaders who maintain a vested interest in the possible impacts of potential gaming destination in the 495/MetroWest region. The event was moderated by Dennis Giombetti, Framingham Selectman, and the participating panelists included Edward Harrison, Chair, Western Massachusetts Casino Task Force (WMCTF) and Kathleen Conley Norbut, President, United to Stop Slots in Massachusetts. Both stressed that Holliston needs to be proactive in following this issue as legislative action nears. All were in agreement that there might be long-term land use and economic implications of a mega-facility located in Milford.

**Continued Site Plan and Special Permit Public Hearing
Holliston Equipment Company and Scooby Enterprises**

The Chairman re-opened the hearing noting that Mr. Engel was not present to sit on the petition and the applicant had assented to a continuance. On a motion made and duly seconded the public hearing was continued until February 10th at 7:30 p.m.

Adjournment

The meeting was adjourned at 10:35 p.m. on a motion made and duly seconded. The next meeting is scheduled for 2/10.

Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: 3/4/10