

Holliston Planning Board Meeting Minutes of April 15, 2010

In Attendance: Chairman Geoffrey Zeamer, Warren Chamberlain, and Jack Donovan. Absent were Parashar Patel and 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 – On a motion by Mr. Donovan, seconded by Mr. Chamberlain the members voted unanimously to approve the minutes of April 1 and 8 as written.
2. Evergreen Square Subdivision Field Changes – Lou Petrozzi was present from Wall Street Development to discuss his request of April 5, 2010 to modify several of the Special Conditions in the Certificate of Action dated November 8, 2001. Additionally, Alan and Vicky Keller of 117 Hemlock Drive were present to discuss construction impacts from lots 21, 22, and 23 on their lot. The members discussed conditions number 19, 23, and 25 as well as the sidewalk requirements. After considerable discussion, the board agreed to eliminate the plantings along the “no disturb zone” on lots 18 and 21 along the rear of detention basin #5 on a motion by Mr. Donovan, seconded by Mr. Chamberlain. Mr. Petrozzi agreed to return on the 6th of May to discuss alternative plantings on lots 22 and 23 to replace the 8’ – 10’ white pines shown on Sheet 8 of 16 of the approved plans. On a motion by Mr. Donovan, seconded by Mr. Chamberlain, the Board agreed to modify the Phase II planting plan (dated 5/09) to allow street trees within the right-of-way on the north side of Kingsbury Drive in front of lots 24 – 29 where grading and septic placement in the front of the lots would impede planting outside of the right-of-way (Details to be discussed on May 6th). Additionally as part of the same motion, the Board agreed to allow the construction of sidewalk only on the south side of the street on Kingsbury Drive from the culvert around the cul-de-sac loop to the Lot 24 driveway or approximately Sta. 20+00 to 26+00. This eliminates the sidewalk on the northerly side where the street trees described in #2 will be located.
3. Holliston Gas, LLC Architectural Plan Review – The Board reviewed final site plans (dated April 1, 2010) and architectural plans (revised April 13, 2010) with Peter Bemis of Engineering Design Consultants, Inc. and Hamed Chalak, Owner. Mr. Bemis noted the driveway radius amendments to accommodate the utility pole near the northerly driveway, placement of the building and canopy 8’ further back from Norfolk Street to accommodate tanker loading, architectural plan notation indicating use of window glazing to limit glow, addition of bike rack and air fill unit, and canopy elevation details showing a clearance of 14’6” and internal drainage to be connected to the catch basin at the center of the site (in island). Mr. Donovan made a motion to accept the revisions as a satisfaction of Special Condition #6 with the addition of final canopy architectural drawings to be reviewed on May 6th. Mr. Chamberlain seconded with all in favor.
4. Highlands at Holliston Field Changes – Scott Miccile, PE was present from Benchmark Engineering to discuss several field change requests based on letters dated March 11 and 19. Both changes were reviewed by Westcott Site Services. After some discussion, members requested additional information on both the street lights and proposed alternative granite curb length for the file and agreed to discuss the matter further on May 6th.

Approved: May 6, 2010

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**Site Plan Review Public Hearing
Goodwill Park Redevelopment, Holliston Park Commission**

The Chairman opened the public hearing at 7:35 p.m. and waived the reading of the hearing notice. Recreation Director Maureen Korson gave an overview of the proposed plan, including a recent grant application submitted under the US Park Service Land and Water Conservation Fund for renovation of the existing park. She added that the application had been made by the Town in partnership with "Mission Possible", a local group established in 2006 to raise money for playground rehabilitation. The design and engineering for the \$230,000 project have been donated by Ahronian Landscaping and Applewood Survey. Mrs. Korson introduced Liz Nemeth of 135 Winthrop Street and Stephanie Collier of 888 Washington Street who were representing Mission Possible as well as Mark Ahronian of 107 Concord Street.

Mrs. Nemeth gave an overview of the fundraising efforts to date and an overview of the targeted area of Goodwill. Mr. Ahronian described the visioning process and identified community needs used to develop the overall plan for the site. He talked about accessibility, scale and effective use of space as well as programming drop-off needs. One-way traffic flow is anticipated. Amendments will be made to the site plan to change the parking spaces from 90 degree to angled. He reviewed proposed plantings as well as transplants in detail. Ms. Collier described the proposed playground equipment in detail, noting that surfacing and equipment choices have been made to allow for active play without limitation for all age groups.

Mr. Donovan asked how big the area of disturbance was and if the stormwater engineering had been completed. Mr. Ahronian indicated it is approximately 1/2 acre. Ms. Nemeth indicated that Applewood Survey is completing all revisions requested. Mr. Ahronian added that the one-way flow and angled parking are a safer design. Mr. Donovan asked if any porous pavement had been considered. Ms. Nemeth agreed to investigate. Mr. Westcott added that the angle of the northerly turning radius should be checked as well.

The Chairman opened the hearing to the public. Speaking about the proposal were: Tom Chipman of 116 Stagecoach Road (Park Commission), Tom Dumas of 1507 Highland Street (Park Commission), Tom McCann of 31 Green Street, Lixy Carey of 37 Green Street, Mark Bunker of 53 Green Street, Geraldine Paradis of 21 Green Street, Rebecca Queeney of 49 Green Street, Kristen Foster of 43 Fiske Street, Gretchen Rice of 59 Dunster Road, Eva Stahl of 66 Winthrop Street, Liz Kelly of 6 Roy Avenue, Melissa Casper of 109 Robert Road, and Regina Savage of 250 Marked Tree Road. Issues noted were the congestion on Green Street and limited on-street parking and turnaround, tree removal and tree relocation, skateboarding, safety of children crossing street(s), and the need for a safe drop-off area.

Based on a request for additional information from the members, the hearing was continued until May 6th at 8:30 p.m. on a motion made and duly seconded.

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Continued Zoning By-Law Amendment Public Hearing

The Chairman re-opened the public hearing at 9:00 p.m. and reviewed revisions to the drafts from April 8th as well as new comments submitted by Atty. Peter Barbieri regarding signs. Participating in the discussion was Pete Butler of 437 Central Street. After some discussion, no additional changes were proposed and the text will be submitted for publication in the Finance Committee's Annual Town Meeting Warrant.

The Chairman also opened the public hearing for the proposed c. 43D amendments to Section VI-D and VI-E of the zoning by-laws. No changes were proposed to the draft text.

On a motion made and duly seconded, the public hearing was continued until May 6th at 9:00 p.m. in order to make recommendations to the Town Moderator and for final vote by the entire board.

Adjournment

The meeting was adjourned at 10:55 p.m. on a motion made and duly seconded. The next meeting is scheduled for 5/6 at 7:30 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: May 6, 2010