

**Holliston Planning Board
Meeting Minutes of May 6, 2010**

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

Call to Order: The Chairman called the meeting to order at 7:30 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 15 as amended. Mr. Patel abstained from voting.
2. 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 of the additional information provided on the Mohawk Path street lights (reduction from 17 to 14 at approx. 250' separation with no direct impact on residences) and proposed alternative granite curb at Sta. 23+00 Praying Indian and the former Jennings Road (55' in length), the Board agreed to the changes on a motion by Mr. Donovan seconded by Mr. Patel. Additionally, Mr. Miccile provided a construction update, noting that portions of Mohawk had been milled and curb was being re-set with re-paving next week. He added that curbing and paving on Mohawk between Sta. 26+50 to the Mayflower intersection will follow as well as the top course of pavement on Praying Indian Way. He is confident that they are on target to meet the June 30th deadline for completion.
3. Evergreen Square Subdivision Field Changes – Lou Petrozzi was present from Wall Street Development to continue discussion of 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, Chris and Kristen Heller of 125 Hemlock Drive and Edward Barron of 133 Hemlock Drive were present to discuss construction impacts from lots 21, 22, and 23 on their lots. Mr. Patel abstained from the discussion.

Mr. Petrozzi presented a revised street tree plan for Phase II prepared by GLM engineering dated May 6th in response to the field changes approved on April 15th. The plan shows 25 Bradford pear trees. He indicated that they would be installed in the next week.

The members also discussed alternative plantings on lots 22 and 23 to replace the 8' – 10' white pines shown on Sheet 8 of 16 of the approved definitive plans. Mr. Petrozzi presented a plan prepared by GLM Engineering titled "Proposed Planting Plan Lot 23 – Kingsbury Road" dated May 6, 2010. The plan shows a line of 3' - 4' 'Nigra' (Dark American) Arborvitae in front of the 10' No Disturb Zone on both lots 22 and 23 as well as an 8' x 45' 6" – 12" depression to intercept surface water in the swale that will run between the two raised septic systems. The depression will be planted with white pine, sweet pepperbush and mountain laurel. Mr. Petrozzi indicated that the yards will be hydroseeded within 30 days and that loam is in place. On a motion by Mr. Chamberlain, seconded by Mr. Donovan, the Board agreed to accept the planting plan with the added revision of arborvitae around the planted depression.

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4. Holliston Gas, LLC Architectural Plan Review – The Board reviewed a photo and rendering of final canopy elevations with Hamed Chalak, Owner. He agreed to maintain the mansard-style roof with shingles to match the building.

**Continued Site Plan Review and Special Permit Public Hearing
Chamberlain Pines**

The Chairman re-opened the public hearing and noted that the applicants had requested a continuance via letter dated May 3, 2010. On a motion by Mr. Patel, seconded by Mr. Chamberlain the hearing was continued until June 10th at 7:30 p.m.

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

The Chairman re-opened the public hearing at 8:30 p.m. Present along with Recreation Director Maureen Korson, members of the Recreation Commission, and members of “Mission Possible” was Terry Ryan, PLS of Applewood Survey. Mr. Ryan presented an amended plan dated May 3, 2010 and noted that he is a 13-year neighbor of the park at 21 Green Street. He gave an overview of the plan changes, noting that parking spaces had been angled at 60° with a one-way 20’ aisle. The number of spaces has been decreased to 10 (2 handicapped). The curb cuts have been reconfigured to close to 90°. Stormwater design and calculations have not been re-checked against the changes. He added that the question of porous pavement usage had been researched but that cost concerns as well as maintenance burden and the need for underground infiltration make it an unattractive option.

Mr. Donovan asked for a definition of the area in question. Mr. Ryan stated there is 5,950 s.f. of pavement and approximately 27,000 s.f. of playground with maximum 3:1 slopes. An overall plan of the park and surroundings was presented. Mr. Donovan also asked for the details of the rip rap area in front of the rain garden. Mr. Ryan indicated it was 10’ x 3’. Mr. Patel asked for clarification of the proposed fence. Vinyl-covered chain link will continue around the playground and will be gated. The drives will not be gated. Some park operational issues were discussed, including the existing tennis and basketball lights which are on until 9:30 p.m. during the summer. It was clarified that no playground or parking lot lighting is being proposed. Lixy Carey of 37 Green Street expressed security concerns and reiterated her concerns that the park’s deed did not allow for non-recreational uses. Liz Nemeth of Mission Possible clarified that they had sought a legal opinion in making the grant application and that they were comfortable with the modest parking lot as part of the park rehabilitation. Ms. Carey asked if any on-street parking was being eliminated. Members of the recreation commission responded. Tom Chipman indicated that there was no move to do so at this time. Tom Dumas indicated that the commission continuously wrestles with the parking issues. Mr. Patel asked for a brief description of the parking need. Ms. Nemeth noted the congested condition of Green Street, the need for safe drop-off, handicapped user and parking needs, as well as parking demand in general. Stephanie Collier added that this park will be the Town’s first accessible facility.

Rebecca Queeney of 49 Green Street noted that there is one existing handicapped spot on the street. Brett Morrison of 841 Washington Street expressed a concern for non-recreational uses at

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the park. Paul Saulnier of 29 Church Street spoke in opposition to the lot for other than handicapped parking.

Based on a request for additional information from the members, the hearing was continued until June 10th at 8:15 p.m. on a motion made and duly seconded. Mr. Ryan agreed to address the following: 1. fencing limits and detail, 2. final hydrology, 3. driveway radius, 4. typical pavement cross-section with curb, and 4. walkways.

**Continued Public Hearing
Zoning By-Law Amendments**

On a series of motions by Mr. Patel, seconded by Mr. Chamberlain the Board voted unanimously to issue reports to the Town Moderator in support of Articles 33, 36, 37, and 38 on the Warrant for the annual Town Meeting. A one-page summary of the proposals will be drafted and made available as a handout for those in attendance.

Adjournment

The meeting was adjourned at 10:05 p.m. on a motion made and duly seconded. The next meeting is scheduled for 6/10 at 7:30 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner