

**Holliston Planning Board
Meeting Minutes of September 23, 2010**

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

Call to Order: Mr. Chamberlain called the meeting to order at 7:30 p.m. in the Selectmen's Meeting Room of Town Hall, 703 Washington Street.

General Business

Approval of Minutes

On a motion by Mr. Patel, seconded by Mr. Donovan the minutes of 8/26/10 were approved as written.

Highlands at Holliston – Construction Extension Request

Scott Miccile, PE was present from Benchmark Engineering to discuss progress made on the Highlands at Holliston Subdivision and a reduction of some of the surety agreements in place. Mr. Miccile noted that he and Ms. Sherman had met with Rich Westcott and Highway Supt. Tom Smith regarding the final punchlist items for Old Cart Path, Praying Indian Way, Tea Party Lane and Mohawk Path (to the intersection of Mayflower Landing – Sta. 39+50). Several items are contingent upon the utility companies completing work within their jurisdiction (i.e. street lights and gas gates). Draft as-built plans have been provided (dated August 27, 2010) and comments from Westcott Site Services dated September 14th have been passed along to Guerriere and Halnon, Inc. to integrate.

The Construction Cost Estimates (Form E) signed by Mr. Miccile and filed in July (dated July 12, 2010) have been updated to reflect the current status of items. Additionally, it was noted that bonding for detention basin #7 (located on the unfinished and unbonded portion of Mohawk Path) would be provided. Mr. Miccile also provided a summary of the bond accounts and recommended numbers (Also see Westcott Site Services e-mail dated September 22nd). Mr. Patel made a motion to approve a reduction of bond number 3613 for Old Cart Path, Praying Indian Way and Tea Party Lane to \$58,643.46 and a reduction of bond number 4307 for Mohawk Path (Sta. 00+00 to 7+50) to \$5,161.91. Mr. Engel seconded with all in favor.

Mr. Donovan asked for an update on completion of Mayflower Landing. Mr. Miccile noted that he had obtained quotes but he had been informed by management that they were pursuing review of the implications of Section 173 of the Act Relative to Economic Development Reorganization which took effect on August 5th and provides an automatic two-year extension to certain land use approvals in the Commonwealth. The members agreed to continue discussion regarding the completion of Mayflower Landing (curbing and final course of pavement) as well as surety on Mohawk Path (Sta. 39+00 plus) to October 7th. Additionally, the proposed reduction of bond 4541 (Mayflower Landing Sta. 7+50 to 39+00 and Mayflower Landing) was held until that evening as well at Mr. Zeamer's suggestion.

Administrative Site Plan Review for Victor Alexandropoulos d/b/a Westside Towing – Bartzak Drive

Christian Farland, PE was present from Thompson Farland to discuss the proposed construction of a 7,920 s.f. industrial building on a 2.91 acre parcel located at the end of Bartzak Drive in the Industrial zoning district. The parcel was split off from the New England Moving and Storage parcel at #104 Bartzak and has received a variance from the Zoning Board of Appeals for access over an easement via Bartzak Drive. The parcel has frontage on Praying Indian Way and Jennings Road but a condition of the variance was that no physical access could occur through the adjacent residential development and zone. The lot has a 100' strip of AR-B zoning along its frontage (rear of lot if looking east from Bartzak Drive). The site is proposed as headquarters for Westside Towing.

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Mr. Farland gave an overview of the site and the proposed improvements, noting that he had received comments from Westcott Site Services dated September 20th, the Board of Health dated September 23rd, and Conservation Commission dated September 22nd. Based on questions from the reviewers and members, Mr. Farland was asked to provide additional information on the following: hours of operation, site security, outdoor storage of third party vehicles, physical condition of access drive, lighting fixtures and hours of use. Based on Mr. Farland's schedule, the matter was continued until October 21st.

Community Development Strategy – Members discussed the draft document as well as DHCD regulations. Mr. Chamberlain will be attending the all boards Meeting to discuss priorities.

Affordable Housing Production Plan – Ms. Sherman presented a summary of the requested changes by the DHCD Technical Assistance Staff. With no objections to the wording, Mr. Patel made a motion to deliver the final version of the plan to DHCD for certification. Mr. Engel seconded with all in favor.

**Zoning Map Amendment Public Hearing
2016 Washington Street, Hill Financial**

The Chairman opened the hearing at 8:25 p.m. Mr. Patel made a motion to waive the reading of the public hearing. Mr. Engel seconded with all in favor. Atty. Peter Barbieri was present along with Brian McCann of the Hill Companies to discuss changing the current zoning of the area around #2016 Washington Street from AR-1 to Industrial. Mr. Barbieri reported that he had met with the Board of Selectmen to settle the issue of hearing a zoning petition at a Special Town Meeting and that the Selectmen has agreed to sponsor the article. He clarified the area to be included in the change, noting that the land owned by the Army Corps of Engineers had been removed (See undated exhibit plan by GLM Engineering.). Some discussion of buildable area, connectivity to the Hopping Brook Industrial Park and the proposed Upper Charles Rail Trail as well as wetland and Army Corp flood easement areas followed. Mr. Barbieri provided photographs of and from the site to illustrate the locus as well as assessors' information on each of the parcels.

Members asked about buildout for the area. Atty. Barbieri noted that Hill Companies was in discussions with NSTAR regarding a possible land swap and easements to facilitate development of the remote upland area. It was noted that the useable portion of the frontage amounts to approximately an acre plus area for septic and approximately ½ of all of the land area involved is wetland. Mr. Patel expressed concerns about this site being a gateway to the community. Mr. Zeamer asked if the owner would be willing to consider restrictions on development along Washington Street.

Robert Weidknecht, Chairman of the Holliston Trails committee expressed concerns about the area of the proposed change, noting that the rail line is partially zoned residential and it would be preferable to keep it that way. Atty. Barbieri clarified that it was not his intent to include the rail line in the area of the change.

Based on requests for additional information on buildable area, potential use restrictions, trail access and a concept plan, the hearing was continued until October 7th at 8 p.m. on a motion by Mr. Zeamer, seconded by Mr. Donovan with all in favor.

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

The Chairman re-opened the public hearing at 9:02. Present with the applicants Ned and Laura Emerson of E&C Sports were Atty. Paul Cavanaugh and Rob Truax from GLM Engineering. Atty. Cavanaugh gave an overview of the project, noting that a site plan had been prepared as well as an artists' rendering of the proposed screening as requested. Mr. Truax presented the site plan dated 9/16 with revisions through 9/23. He reviewed the proposed stormwater management system, parking lot expansion, and proposed screening.

Mr. and Mrs. Emerson presented a packet of information to the members including a series of photos of a balloon test conducted to depict the bubble location, an artist's rendering of the bubble with stockade fencing and pine plantings, pictures of a white bubble at the Adirondack Club in Franklin, an on-street "parking study" for July and August, traffic counts and projections for Chamberlain Street, profit and loss projections, and several area real estate listings. Mrs. Emerson clarified that the height of the proposed bubble had been reduced from 40' to 34'. Mr. Truax added that the elevation in that area will also be dropped 2' so only 32' of the structure will be above surrounding grade. Mr. Emerson reported that on the hottest day of the summer, there were a maximum of 16 cars parked on Chamberlain Street. Projected traffic impacts for the additional winter season use were discussed. Mrs. Emerson added that MLS real estate listings in the area note the facility as an amenity.

The Chairman opened the floor to the public. Speaking against the facility were Lee and Jeff Smith of 71 Chamberlain Street, Keefe and Andrea Chesmore of 854 Washington Street, Lynda Canal of 481 Chamberlain Street, Anne Marie Osmer of 85 Chamberlain Street, Carmen Chaingo of 90 Chamberlain Street, and Sam Tyler of 353 Chamberlain Street. Speaking in support of the proposed expansion of the facility were Bob Patten of 93 Holly Lane, Bob Whiting of 2 Westfield Drive, Dorianne and Ken Lefebvre of 649 Winter Street, Jason Smith of 43 David Street, Janet Young of 47 Andrew Lane, Mark Schultz of 21 Wedgewood Drive, Mark Marko of 520 Marshall Street, Selectmen Jay Marsden of Wendy Lane, Greg Carey of 949 Washington Street, Jeffrey Lee of 71 Morton Street, Mary Strzempko of 21 Mechanic Street, and Andre Habib of 120 Johnson Drive.

Members requested clarification on the proposed lighting, noise, as well as hours of operation and other restrictions (e.g. facility capacity and tournaments). On a motion by Mr. Donovan, seconded by Mr. Engel the hearing was continued until October 7, 2010 at 8:30 p.m. with all in favor.

Adjournment

The meeting was adjourned at 11:10 p.m. on a motion made and duly seconded.

Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: October 7, 2010