

**Holliston Planning Board
Meeting Minutes of September 29, 2016**

In Attendance: Vice Chairman Geoffrey Zeamer, Josh Santoro and Karen Apuzzo-Langton. David Thorn and Warren Chamberlain were absent.

Call to Order: The Chairman called the regular meeting to order at 8:00 p.m. in Room 105 of the Town Hall, 703 Washington Street.

General Business:

1. Summit Pointe Subdivision ó Field Change Request

After some discussion, Mr. Santoro made a motion to approve the requested field change for sub-drain waiver as amended on plans prepared by Connorstone Engineering dated September 28, 2016 with the recommendation of AP Associates via e-mail dated September 26th. Mrs. Langton seconded with all in favor.

2. Approval Not Required Subdivision ó O'Leary Builders, Katie Way

Mr. Santoro made a motion to empower the Agent to endorse the plan of land prepared by Connorstone Engineering dated September 13, 2016 for O'Leary Builders, Inc. for lots at Katie Way and Kim Place. Mrs. Langton seconded with all in favor. The plan includes the reconfiguration of two lots formerly owned by the Costanza family which were not part of the White Pines subdivision. The two lots will be accessed from Katie Way in order to eliminate utility cuts into Kim Place. The members concurred that these lots would not trigger a definitive subdivision modification in response to a written request from Atty. George Connors dated September 14, 2016.

3. Informal Discussion ó David Adams, Off Indian Ridge Road

Mr. Adams was present to discuss potential market housing for his property located at the end of Indian Ridge Road South. Both Open Space Residential (OSRD) and conventional approach were discussed and Mr. Adams was encouraged to discuss options with the DPW Director and Fire Chief.

Public Hearing

Special Permit/Site Plan Review

Michael Brumber – 194 Lowland Street

The Chairman opened the public hearing at 8:00 p.m. and waived the reading of the hearing notice as only the Applicant's attorney was present in the audience. Mrs. Langton made a motion to continue the public hearing. Mr. Santoro seconded. Ms. Sherman asked for clarification. The motion was amended to continue until 8:00 p.m. on October 20, 2016. All were in favor.

Public Hearing

Scenic Road/Shade Tree

Hill Street Realty – 0 Hill Street

The Chairman opened the public hearing at 8:35 p.m. Rick Goodreau was present for United Consultants, Inc. of Franklin, MA representing the owner Hill Street Realty Trust. The site plan dated September 12, 2016 and several photographs were reviewed. Discussion of the proposed

Approved: November 10, 2016

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single-family dwelling with front yard septic and back yard private well. The Chairman asked that the proposed driveway location and lot corners be flagged in the field and sight distance measurements be provided. On a motion by Mr. Santoro, seconded by Mrs. Langton, the Board voted unanimously to continue the hearing until 7:45 p.m. on October 20, 2016.

Adjournment - The meeting was adjourned at 9:15 p.m. on a motion made and duly seconded. The next meeting was scheduled for October 20, 2016 and a workshop for the Downtown Corridor Plan was scheduled for October 13, 2016 at the Miller School Multi-Purpose Room.

Respectfully submitted,

Karen L. Sherman, Town Planner