

## **Holliston Planning Board Meeting Minutes of December 8, 2016**

**In Attendance:** Chairman David Thorn, Geoffrey Zeamer, Warren Chamberlain, Josh Santoro, and Karen Apuzzo-Langton. Associate Member Nikki Borman was absent.

**Call to Order:** The Chairman called the regular meeting to order at 7:00 p.m. in Room 105 of the Town Hall, 703 Washington Street.

### **General Business:**

#### **1. Approval of Minutes:**

On a motion by Mrs. Langton, seconded by Mr. Santoro, the minutes of November 10, 2016 were approved as drafted. On a motion by Mrs. Langton, seconded by Mr. Zeamer, the minutes were approved as drafted. Mr. Santoro abstained from voting on the December 1st draft as he was not present for that meeting.

#### **2. Approval Not Required Subdivision(s) of Minglewood Development, LLC (aka Brooksmont Meadow Definitive Subdivision):**

Based on receipt of a recommendation from the Conservation Commission with regard to this plan's impacts on the OSRD's protected open space reduction of 0.86 acres (see e-mail dated November 16, 2016 from Sheri O'Brien, Conservation Agent), Mr. Chamberlain made a motion to 1. Make a finding that the proposal does not represent a formal amendment to the Definitive Subdivision plan and 2. Empower the Agent to endorse the plan prepared by GLM Engineering for Minglewood Development, LLC dated November 1, 2016. Mr. Santoro seconded with all in favor.

#### **3. Subdivision Construction Extensions:**

**Constitution Village** of Ali Parand, PE of AP Associates was present to provide a recommendation on a short-term extension with construction milestones (see document entitled "Main Issues Requiring Immediate Attention" dated December 8, 2016) based on past performance. Elizabeth Mainini, PE of Guerriere and Halnon and Atty. Paul Beattie from FRE Building were present to discuss the outstanding issues. Mr. Parand clarified that the testing results provided for the work on Minuteman Path and Hiawatha Path were not sufficient to meet the town's requirements and additional testing should be required.

Ms. Mainini explained that Fafard had worked through their bonding company to process the increased bond voted at the last meeting but had not turned it over to the town because of an internal question about the total required. She referenced correspondence dated November 30, 2016 requesting the board reconsider the requirement for bonding 12" gravel base and compaction tests for \$239,680.

Mr. Zeamer expressed his concerns about lack of compliance with the board's wishes and impacts on residents' safety. These comments were echoed by other members. Mr. Zeamer made a motion to engage counsel to work through a contract document to ensure securing the site and completion of the key items identified by Mr. Parand. Mrs. Langton seconded with all in favor. Ms. Sherman indicated that Special Counsel will be attending a meeting in the afternoon of the on 22<sup>nd</sup> at Town Hall and it would be preferable to meet on that date. Ms. Mainini agreed to meet before the board's meeting on the 22<sup>nd</sup>.

Mr. Chamberlain made a motion to extend the construction deadline until December 22<sup>nd</sup> for further discussion. Mr. Santoro seconded with all in favor.

**Highlands at Holliston** of On a motion by Mr. Chamberlain, seconded by Mr. Santoro, the members voted unanimously to extend the construction deadline to March 16, 2017.

**Holliston Planning Board  
Meeting Minutes of December 8, 2016**

**Hopping Brook Park** (Southern End) ó On a motion by Mr. Chamberlain, the deadline was extended to June 30, 2017. Mrs. Langton seconded with all in favor.

**Evergreen Square** – On a recommendation from the Town Planner and Highway Supt., the surety was reduced to \$51,752 and a temporary extension was granted to April 30, 2017 on a motion by Mr. Zeamer, seconded by Mr. Chamberlain. This reduction accounts for Form E line item completion as well as repairs compiled on the project's final punchlist.

**Continued Public Hearing**

**Site Plan Review/Special Permit**

**Michael Brumber – 194 Lowland Street**

The Chairman re-opened the public hearing at 8:20 p.m. Mrs. Langton recused herself from the discussion per her previously disclosed conflict. On a motion by Mr. Santoro, seconded by Mr. Zeamer, the public hearing was continued to January 4<sup>th</sup> at 7:00 p.m. The vote in favor was 4 -0.

Downtown Corridor Plan Discussion Workshop

Cynthia Wall, MAPC Principal Planner was present to discuss progress on the study area and zoning map changes. Discussion will continue on December 22<sup>nd</sup>.

**Adjournment** - The meeting was adjourned at 10:00 p.m. on a motion made and duly seconded.

Respectfully submitted,

Karen L. Sherman, Town Planner