

Holliston Planning Board Meeting Minutes of March 30, 2017

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

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

General Business:

Approval of Minutes

On a motion by Mr. Zeamer, seconded by Mr. Mrs. Langton, the minutes of March 16, 2017 were approved as drafted.

Constitution Village 6 Construction Deadline

Atty. Paul Beattie and Elizabeth Mainini, PE of Guerriere and Halnon, Inc. were present to discuss an additional short-term request for the project's construction deadline given that no Memorandum of Understanding has been finalized between the parties. Ms. Mainini noted that she had met with Ali Parand, PE of AP Associates and Town Planner Karen Sherman on the 3rd of March.

Mr. Santoro made a motion to extend the construction deadline until April 14, 2017. Mr. Zeamer seconded with all in favor.

Public Hearing

Amendments to the Zoning By-Laws

The Chairman opened the public hearing at 7:15 p.m. and asked for a motion to waive the reading of the public hearing notice. On a motion by Mr. Zeamer, seconded by Mr. Santoro, the reading was waived. The Chairman explained that there were three sections of proposed by-law amendments to be discussed: Zoning Map Amendments (Section II-B), General Requirements (Section IV-A(4)) and a petition article to amend Prohibited Uses (Section I-D).

He introduced MAPC Principal Planner Cynthia Wall who has been working with the Planning Board since September on land uses issues and zoning in the defined Downtown Corridor. He noted that approximately 275 landowners had been notified of the proposed 6 areas of zoning map changes and that Ms. Wall and Ms. Sherman would be reviewing the changes in a Power Point presentation (See attachment).

The following individuals were present, asked questions and offered input: EDC Members Peter Barbieri, Bob Warburton and Susan Russo, Deidre Malloy and Meaghan Ford of 83 Elm Street, Maurice Lamontagne of 414 Central Street (owner of 31 Union Street and 138 Railroad Street), Jeff Holmes of 192 Union Street, Paul Saulnier of 29 Church Street, Elizabeth Newlands of 40 Spring Street, Jackie and Henry Dellicker of 24 Skyview Terrace, David Dubin of 1070 Washington Street, Mike and Cassandra Brumber of 34 Prospect Street, Cherie Hafford of 242 Lowland Street, Peter and Cheryl Lewis of 163 Woodland Street, Kevin Conley of 44 Cranberry Lane, Richard Casavant of 92 Gretchen Lane (Owner of 44 Spring Street and 755 Washington Street), Jon Varrell of 928 Washington Street, Thomas Chipman of 116 Stagecoach Road (owner of 53 Jeffrey Avenue), Robert Haberski of and Yutaka Miyamjima of 1057 Washington Street.

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Concerns raised included potential property value differentials between districts (e.g. Commercial and Village Center Commercial designations), potential re-use of the Andrews School site on School Street, impacts of traffic signals on residential neighborhoods abutting Washington Street, clarification of the study area and areas not being proposed for changes (e.g. odd side of Washington Street beyond Town Hall easterly and beyond existing VC district in the westerly direction), and VC designation from 747 Washington Street to the Town Hall and Congregational Church.

With regard to the deletion of Section IV-A, Ms. Sherman noted that it was being proposed at the recommendation of Special Counsel to the Zoning Board and it is not consistent with the provisions of Section I-C Pre-Existing, Non-Conforming Uses, Structures and Lots as amended by Town Meeting in May 2016.

With regard to the petition article to amend Section I-D Prohibited Uses, Ms. Sherman read the language of the petition for the audience. EDC Chairman Barbieri expressed concerns about #9 in the text and noted that the EDC would add discussion of the matter to their agenda on 4/6. ZBA Chairman Dellicker noted that because it is a petition article, the Board should either accept the language as proposed or recommend against as a matter of procedure.

On a motion by Mr. Santoro, seconded by Mr. Zeamer, the public hearing was continued to April 6th at 7:15 p.m.

Adjournment - The meeting was adjourned at 10:15 p.m. on a motion made and duly seconded. The next meeting was scheduled for April 6, 2017 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner