

## **Holliston Planning Board Meeting Minutes of April 6, 2017**

**In Attendance:** Chairman David Thorn, Geoffrey Zeamer, Karen Apuzzo-Langton, Warren Chamberlain and Josh Santoro. Also present was MAPC Principal Planner Cynthia Wall.

**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. Santoro, the minutes of March 30, 2017 were approved as drafted (Mr. Chamberlain abstained as he was not present.).

#### Approval Not Required Subdivision of Gerber, Kingsbury Drive

Joyce Hastings, PLS of GLM Engineering Consultants, Inc. was present to discuss the removal of a piece of land not to be considered a building lot from the existing parcel at 36 Kingsbury Drive in the Evergreen Square Subdivision to be conveyed to the Conservation Commission as the result of settlement of an enforcement order. The lot abuts open space in the White Pine Estates II subdivision as well as Parcel D in Evergreen Square which is also slated to be deeded to the Conservation Commission. On a motion by Mr. Chamberlain, seconded by Mr. Zeamer, the members endorsed the plan.

#### Continued Site Plan Review of Matthew Dellicker, 100 Washington Street

Joyce Hastings, PLS of GLM Engineering Consultants, Inc. was present along with the applicant to discuss revisions to the site plans (dated April 5<sup>th</sup>) since the last meeting and since meeting with the Conservation Commission on the 4<sup>th</sup>. In summary, she noted the addition of a sign on the building, the removal of existing foundation remnants, relocation of the 9 Whitney sign, and proposed native plantings and stockade fence along the 9 Whitney property line. Mr. Santoro made a motion to approve the site plan review with no special conditions per the plan set and application materials provided. Mr. Zeamer seconded with all in favor.

### **Continued Public Hearing**

#### **Amendments to the Zoning By-Laws**

The Chairman re-opened the public hearing at 7:15 p.m. and noted that the citizen's petition article to amend Section I-D of Prohibited Uses had been withdrawn. It was clarified by Selectman Jay Leary that the item would not appear on the Warrant at Town Meeting as several of the signatory had withdrawn their support in writing to the Town Clerk's Office earlier in the day and the petition is no longer certified. Discussion was re-directed to the six areas identified within the Downtown Corridor to amend Section II-B of Zoning Map.

The following individuals requested that their properties not be re-zoned as proposed: 1. Peter Lewis, owner of 163 Lowland Street with Area 2, 2. Scott Damigella of 197 Hanlon Road, owner of 310 Lowland Street within Area 3, 3. Robert Haberski of 227 Washington Street, owner of 419 Washington Street and 12 Concord Street in Area 1, and 4. Jon Varrell, owner of 928 Washington Street in Area 5.

Asking for clarification of the proposal within Area 5 and the Village Residential was Travis Hein of 142 Union Street. He expressed concern that the proposal was not resident-driven and has a general concern for development within Mudville. Speaking in favor of the proposals were Annmarie Dorning of 9 Timber Ledge Drive, Melissa Ford of 905 Washington Street,

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Meeghan Ford of 61 Christopher Road, Patricia Malloy of 492 Washington Street, Deidre Malloy, owner of 83 Elm Street, and Bill Rodenhiser of 213 Central Street.

Mark Dellicker of 305 Washington Street and Paul Saulnier of 29 Church Street asked for a clarification of next steps for the board. Mr. Zeamer noted that he would respect landowners' requests. The Chairman noted that the Board will consider input and make a recommendation on each of the areas for Town Meeting.

Area 1: After some discussion, Mr. Zeamer made a motion to eliminate Area 1 from consideration. Mr. Santoro seconded with all in favor.

Area 2: After some discussion, Mrs. Langton made a motion to eliminate Area 2 from consideration. Mr. Zeamer seconded with all in favor.

Area 3: After some discussion, Mr. Zeamer made a motion to move forward with Area minus the 310 Woodland Street property. Mr. Santoro seconded with all in favor. The issue of spot zoning will be addressed to Special Counsel Bobrowski for 4/13 and the issue may be considered then.

Area 4: After some discussion about inclusion of the 83 Elm Street property into this proposal for clarification, Mr. Santoro made a motion to endorse Area 4. Mr. Chamberlain seconded with all in favor.

Area 5: After some discussion, Mr. Santoro made a motion to endorse Area 5 as amended through discussion (removal of 703 Washington, 725 Washington, and 8 Church Street). Mrs. Langton seconded with the vote as follows: 4 aye and 1 abstain (Mr. Thorn abstained as his property at 20 Hollis Street is involved in the proposed change.)

Area 6: After some discussion, Mr. Zeamer made a motion to endorse Area 6 as proposed. Mr. Chamberlain seconded with all in favor.

Ms. Wall will work with other MAPC staff to amend the maps accordingly as soon as possible in order to keep materials on the website as up to date as possible.

Housekeeping Item - Delete Section IV-A(4): Mrs. Langton made a motion to endorse the deletion at the recommendation of Special Counsel and in concert with the Zoning Board of Appeals. Mr. Zeamer seconded with all in favor.

Mr. Chamberlain made a motion to close the public hearing. Mrs. Langton seconded with all in favor.

Adjournment - The meeting was adjourned at 9:40 p.m. on a motion made and duly seconded. The next meeting was scheduled for April 13, 2017 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: April 13, 2017**