

Holliston Planning Board Meeting Minutes of April 13, 2017

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

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 Mrs. Langton, the minutes of April 6, 2017 were approved as drafted.

Constitution Village 6 Construction Extension

Atty. Mark Bobrowski and Ali Parand, PE of AP Associates were present to discuss a proposed Memorandum of Understanding with the members. Also present was Elizabeth Mainini, PE of Guerriere & Halnon and Atty. Paul Beattie of FRE Building and Constitution Village, LLC. The undated draft circulated was reviewed with regard to drainage catch basins, gravel testing and detention basins as well as the project schedule. Atty. Roeloffs had worked to integrate comments made by AP Associates since meeting on February 27th and March 7th.

Mr. Chamberlain made a motion to extend the construction deadlines to May 19th in anticipation of updates to the draft Memorandum of Understanding. Mr. Zeamer seconded with all in favor.

Area 3 6 Industrial/Village Center Commercial

Atty. Bobrowski briefly commented on the proposal for Area 3 regarding the perceived/potential spot zoning issue and noting that the proposal seemed valid given the nature of the use at 310 Woodland (Holliston Oil) and would likely survive any challenge. Ms. Sherman will discuss with Town Counsel, Bill Mayer.

6 Village on the Green 40B Project - 245 Washington Street

Peter Conant of Own A Home MA was present to provide an overview of the proposed 16-unit townhouse project recently filed with the Zoning Board of Appeals. He reviewed existing conditions, including the wetlands and building area as well as the development plans for a looped roadway with internal septic disposal field and a pump station at the low point. Filings will be required under Title V and the Wetlands Protection Act. The site drive has an alternative cross-section with 22' of pavement. A single access point from Washington Street is proposed and an existing gravel driveway accessing #245 will join the project's access road.

A single detention basin is being proposed to treat stormwater as well as several cultec units and individual infiltration units for roof drains. The septic system for the existing multi-family dwelling will be replaced on that site. Lighting and landscaping details, including common space usage will be provided as the design progresses. Perimeter fencing was suggested. The open space is primarily wetland. Market units will be targeted at or under \$400,000 and the four affordable units will likely be around \$200,000.

Mr. Conant offered to return to an additional meeting if it would help the board formulate any comments to the ZBA. The ZBA public hearing is scheduled for May 3rd at the Adams Middle School Auditorium.

Adjournment - The meeting was adjourned at p.m. on a motion made and duly seconded. The next meeting was scheduled for May 4, 2017 at 7:00 p.m.

Approved: May 4, 2017

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Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: May 4, 2017