

## **Holliston Planning Board Meeting Minutes of August 9, 2017**

**In Attendance:** Chairman David Thorn, Karen Apuzzo-Langton, and Warren Chamberlain. Jason Santos and Josh Santoro were absent.

**Call to Order:** The Chairman called the regular meeting to order at 12:00 p.m. in the Lower Level Conference Room #014 of the Town Hall, 703 Washington Street.

**Executive Session:** On a motion by Mr. Thorn, seconded by Mrs. Langton, members entered into Executive Session on a roll call vote. The Board entered into discussion with Atty. Bobrowski and Ali Parand, PE, with regard to ongoing REBA mediation with FRE Building/CV regarding the Constitution Village Definitive Subdivision. The vote was as follows: Mr. Thorn ó aye, Mrs. Langton ó aye, and Mr. Chamberlain ó aye.

On a motion by Mr. Chamberlain, seconded by Mrs. Langton, the Board returned to open session. The roll call vote was as follows: Mr. Thorn ó aye, Mrs. Langton ó aye, and Mr. Chamberlain ó aye.

### **General Business:**

Constitution Village Subdivision ó Construction Deadline, Surety Establishment, Lot Releases  
Present for Constitution Village, LLC and FRE Building were Atty. Paul Beattie and Elizabeth Mainini, PE of Guerriere & Halnon.

1. Memorandum of Agreement: On a motion by Mrs. Langton, seconded by Mr. Chamberlain, the Board agreed to allow Atty. Bobrowski and Atty. Beattie to complete the document after consultation with Weston & Sampson with regard to their role in the process of completing the subdivision and to empower the Chairman to sign the document on behalf of the Board. Issues raised regarding Lots 39-42 (i.e. armored slope peer review by geotechnical engineer and erosion control plan peer review by AP Associates prior to issuance of any building permit) will be resolved.
2. Surety Amount: The amount of \$1,397,526.07 for completion of work on Old Cart Path (Sta. 7+50 to end) was approved based on a Form E review and recommendation by Ali Parand, PE of AP Assoc., on a motion by Mrs. Langton and seconded by Mr. Chamberlain. Mr. Beattie noted that he would secure the bond based on that amount and deliver the executed agreement to the Board for signature.
3. Construction Deadline: On a motion by Mrs. Langton, seconded by Mr. Chamberlain, a construction deadline of 11/15/17 was established based on milestones on the draft Memorandum of Agreement.
4. Lot Releases (4): On a motion by Mrs. Langton, seconded by Mr. Chamberlain, members agreed to release Lots 39-42 from the provisions of the recorded covenant subject to the following:
  - a. Peer review of armored slope by Weston & Sampson
  - b. Peer review of erosion control plans by AP Associates
  - c. Approval of bond agreement as to form by Atty. Bobrowski
5. REBA Invoice: On a motion by Mr. Chamberlain, seconded by Mrs. Langton, members agreed to pay the mediation deposit invoice (25% share) from professional services funds as previously agreed.

**Approved: September 13, 2017**

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Approval of Minutes of June 19 and July 25, 2017

On a motion by Mr. Chamberlain, seconded by Mrs. Langton, the minutes of June 19 and July 25, 2017 were approved as drafted.

Brooksmont Meadows (Laurel Glen) Construction Deadline

A construction deadline extension to 6/30/18 was granted on a motion by Mrs. Langton and seconded by Mr. Chamberlain.

Hopping Brook Park Construction Deadline

A construction deadline extension to 6/30/18 was granted on a motion by Mrs. Langton and seconded by Mr. Chamberlain.

Highlands at Holliston Construction Status/Update

Jim Sullivan of Guerriere & Halnon was present to discuss a request for lighting modification for Mayflower Landing. Reduction in number and placement of light fixtures is being proposed because electrical conduit was never installed in the street. Concerns were raised about the continual usage of the roadway as a principal access and voids shown on the modification including the intersection of Mohawk and Mayflower. Additional information will be provided. The issue was tabled until that information can be provided and reviewed.

Evergreen Square Field Change Request

Based on 8/2/17 correspondence from Lou Petrozzi of Wall Street Development, members approved use of minimum 4' x 4' x 36" concrete bounds for the project. If refusal is met, adjustments may be made to secure the bounds or if needed, relocation may be proposed. The motion was made by Mrs. Langton and seconded by Mr. Chamberlain.

**Adjournment:**

The meeting was adjourned at 1:55 p.m. on a motion made and duly seconded.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: September 13, 2017**