

Holliston Planning Board Meeting Minutes of October 5, 2017

In Attendance: Chairman David Thorn, Karen Apuzzo-Langton, Warren Chamberlain, and Josh Santoro. Jason Santos 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. Chamberlain, seconded by Mr. Santoro, the minutes of September 13, 2017 were approved as drafted. Mrs. Langton abstained as she was not present.

Approval Not Required Subdivision(s) of Irene C. Sutherland, 121 & 129 Mechanic St.

On a motion by Mr. Chamberlain, seconded by Ms. Langton, the members endorsed the plan as prepared by Colonial Engineering, noting the recent change in the zoning district and the lessening of existing non-conformities for the two existing dwellings.

White Pine Estates II of Construction Extension Request

On a motion by Mrs. Langton, seconded by Mr. Chamberlain, an extension was granted to May 3, 2018.

Clover Fields of Construction Extension Request

On a motion by Mr. Chamberlain and seconded by Mr. Santoro, an extension was granted to May 3, 2018.

Site Plan Review of Richard D'Ortenzio, 332 Fiske Street

Mr. D'Ortenzio was present to discuss his planned 40' x 65' metal garage addition to existing 30 x 75 block building. He noted that the building would provide storage for large equipment currently stored outside in a gravel area located within the wetland buffer. There is no planned change of use at the site and all work is outside of the wetland buffer. Erosion control is proposed because of the proximity of the wetland. It is used for the storage and repair of Mr. D'Ortenzio's equipment. Mr. D'Ortenzio agreed to limit construction activities to 7 a.m. to 6 p.m. weekdays, with no holiday or weekend work. He also agreed to provide an as-built plan.

Mr. Chamberlain made a motion, seconded by Mrs. Langton to approve the Site Plan prepared by Applewood Survey, LLC for Fiske Street Trust, dated September 21, 2017 with conditions as noted.

Public Hearing: Special Permit

Thomas LaTouf/DBA Metrowest Firewood – 35 Chestnut Street

The Chairman opened the public hearing at 7:15 p.m. and waived the reading of the hearing notice into the record as no one was in the audience. Mr. LaTouf was present to discuss his plan to rent a portion of the property located at 35 Chestnut Street to relocate his firewood and land development business. He reiterated that he does not process the firewood, but purchases in bulk, seasons it and delivers it. He estimated 120- 250 cords per year. There is no building on this portion of the property and the site is open to both Washington and Chestnut Streets with paved access. The existing signage for Cote Automotive is located just inside the intersection.

Approved: October 19, 2017

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An inventory of business equipment was reviewed, as well as the proposed site layout and partial fencing (5ø farm-style metal). Some discussion of other operational functions ó snowplowing and land development services ó followed.

Mr. Chamberlain made a motion to continue the public hearing to October 19, 2017 at 7:05 p.m. Mrs. Langton seconded with all in favor.

**Public Hearing: “Maplewood” Open Space Residential Development Definitive
Subdivision and Site Plan Review**

Thomas Howieson – 256 Hollis Street

The Chairman opened the public hearing at 7:45 p.m. and waived reading the hearing notice into the record as no one was in the audience. Correspondence from the DPW Director (dated September 27, 2017) was also entered into the record. Mr. Howieson was present along with Peter Lavoie of Guerriere & Halnon to discuss the OSRD filing for the parcel. Revised plans (dated October 5, 2017) and a supplemental Site Plan Review Development Impact Statement were provided.

Both gave an overview of the process, with Mr. Lavoie noting that he has filed a Notice of Intent with the Conservation Commission but does not have a public hearing date. He will also move forward to complete witnessed testing with the Board of Health for the proposed septic system. Additional information on the proposed mechanism for open space protection was requested.

A list of requested waivers was reviewed. The current driveway would be improved to 18ø wide in the shared section with a transition to 16ø A utility easement would be provided for the waterline.

Mr. Chamberlain made a motion to continue the public hearing to November 9th at 7:15 p.m. Mrs. Langton seconded with all in favor.

Adjournment - The meeting was adjourned at 9:00 p.m. on a motion made and duly seconded. The next meeting was scheduled for October 19, 2017 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: October 19, 2017