

Holliston Planning Board Meeting Minutes of November 30, 2017

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

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. Santoro, seconded by Mrs. Apuzzo-Langton, the minutes of November 9, 2017 were approved as drafted.

Maplewood Estates ó Deliberations

Elizabeth Mainini, PE was present on behalf of the applicant. She noted that Brian Hassert from Guerriere & Halton had met with the Highway Superintendent and the Town Planner in the field to discuss the driveway relocation details and presented revised plans (stamped November 30th) indicating that change as well as the addition of bounds along the open space boundaries. The draft Certificate of Action was reviewed. On a motion by Mr. Santos, seconded by Mrs. Langton, the Definitive OSRD Subdivision was approved with conditions.

CONDITIONS OF APPROVAL

The Board's decision to grant the application for an Open Space Residential Definitive Subdivision is subject to the following conditions:

1. This Definitive Subdivision is not valid until recorded and indexed at the South Middlesex County Registry of Deeds in accordance with the provisions of MGL, c. 41, s.81-W. The copy of the Decision to be filed must contain a certification by the Town Clerk that 20 days have elapsed since after the decision has been filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied. The Applicant shall submit proof of recording to the Planning Board.
2. All construction within the subdivision shall be completed within two years from the date of the endorsement of the approved plan and covenant. Failure to complete construction within two years from the date of endorsement shall render the approval of the subdivision null and void. Any request for extension of the two-year period must be made in writing more than 30 days prior to the expiration.
3. Approval by the Planning Board shall not be treated as, nor deemed to be, approval by the Board of Health for a permit for the construction and use on any lot of an individual sewage system. If there is any inconsistency between the submitted Subdivision Plan and the plans as may be approved by the Board of Health, the applicant shall submit an amended plan to the Planning Board for approval. Said amended plans shall be accompanied by a letter setting forth any and all changes from the submitted subdivision plan and shall include drainage calculations, if applicable.
4. A copy of this decision, construction sequence and endorsed plan set shall be kept on site and shall be made available to all site contractors.
5. No corrections, additions, substitutions, alterations or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any requests for field changes shall

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be made in writing to the Planning Board for review and approval and shall include a description of the proposed change(s), reasons the change is necessary, and supporting documentation deemed necessary by the Board.

6. The Applicant shall provide the Planning Board office with the name, address and business phone number of the individual(s) responsible for the activities on site and the date work will commence. A pre-construction meeting shall be scheduled through the Planning Board Office with Town staff and the Board's consulting engineer at least 48 hours prior to commencement of work. At the conference, a schedule of inspections shall be agreed upon by the applicant, the Board's agents and other municipal officials.
7. The Applicant shall engage a registered engineer to oversee the installation of the improvements and ascertain that the materials and workmanship therefore conform to all specifications. The engineer will file written reports with respect to such installation in accordance with the requirements of the Holliston Subdivision Rules and Regulations (Form D).
8. The Board or its agents may enter onto and view and inspect the property during regular business hours, without notice, to ensure compliance with the terms and conditions of this decision, subject to applicable safety regulations.
9. Prior to the commencement of authorized site activity, the Applicant shall flag the limits of construction and shall clearly mark all existing trees, bushes and other vegetation that is to remain.
10. Hours of construction for required improvements shall be as follows: Monday through Friday 7:00 a.m. to 5:00 p.m. with no work on weekends or holidays. The applicant shall at all time use reasonable means to minimize inconvenience to residents in the general area. Construction activities shall include but not be limited to: start-up of equipment or machinery; delivery of building materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities (both on and off the site); removal of stumps and debris; and erection of new structures. Hours of operation shall be enforced by the Holliston Police Department and Inspector of Buildings.
11. During construction the Applicant shall perform daily clean-up of construction debris, including soil, on Town streets caused by the site construction.
12. Blasting, if any, shall be performed in accordance with the regulations of the Commonwealth of Massachusetts, 537 CMR. 13.00, and in accordance with the Holliston Fire Department. Hours shall be restricted to 10 a.m. to 3 p.m. Monday through Friday.
13. All signage, including signs to promote sales, shall comply with the Zoning By-Law Section V-B.
14. The Applicant shall secure any approval required from the Board of Selectmen and Highway Department for work on Hollis Street before the issuance of any Building Permit. Proof of this approval shall be submitted to the Planning Board and the Inspector of Buildings.
15. Prior to the issuance of any Certificate of Occupancy, the Applicant/Developer shall establish a Homeowner's Association or an equivalent deed restriction. Membership in said association shall be required by a deed restriction prepared by the applicant and approved as to form and content by the Board's legal counsel prior to execution thereof. Such Homeowner's Association shall own and maintain the stormwater management best management practices, and private road.

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16. The Open Space deed as specified under the provisions of Section V-H(7)(A) and (8)(A) of the Holliston Zoning By-Laws for the shall be reviewed and approved by the Board and its counsel as well as the Conservation Commission and shall be recorded in the South Middlesex County Registry of Deeds prior to grant of any Building Permit. The Planning Board shall notify the Inspector of Buildings in writing of such approval and provide a copy of the approved and recorded documents.
17. Legal review of said documents noted in conditions #15 and 16 is to be paid for by the applicant under the provisions of MGL, c.44, s.53G (593 Account) and the Board's Rules and Regulations for Project Review Fees.
18. The Open Space shall be clearly identified and marked on the ground prior to commencement of any construction activity to the satisfaction of the Conservation Commission.
19. The Applicant has proposed, and the Board hereby requires, that the following aspects of the OSRD shall be and shall remain forever private, and that the Town of Holliston shall not have, now or ever, any legal responsibility for operation, maintenance, repair or replacement of the roadway, snow plowing, and landscaping. Should the Town be required to provide removal of snow or ice for public safety access, the Property Owners shall provide reimbursement.
20. All Conditions and Waivers noted above shall be an attachment to the definitive plans and statutory covenant governed by the provisions of G.L. c. 41, s. 81U.

Highlands at Holliston and Constitution Village's Construction Deadline

The Road A (Old Cart Path) Form E Construction Cost Estimate fee was presented by Atty. Paul Beattie. The revised Form E will be reviewed at the next meeting upon receipt of staff recommendations.

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the deadlines for both subdivisions were extended until December 14th for further evaluation.

Form E's Washington Hills and Evergreen Square's Surety

These matters were tabled until receipt of staff recommendations.

Site Plan Review's BHC Ventures, LLC, 45 Chestnut Street

Andy Reseska, Owner and Joyce Hastings, PLS of GLM Engineering Consultants, Inc., were present to discuss the Site Plan Review filing for Boston Honey Co., to move their operations to a portion of the Wheeler/Kase Farm on Chestnut Street. The site is currently a hay field. The proposed building is +/- 7,000 s.f. She presented architectural renderings and elevations of the proposed facility along with revised plans (dated November 29, 2017). She noted that the company has a longstanding relationship with Mr. Kase and there are many hives located currently on the farm. Mr. Reseska currently hays the fields on the site for the farm. Additional area will be added to the site over time and the plan will be presented to the Board in the future.

She provided a detailed description of the process and extraction processes, warehousing, office and retail areas of the building. Three overhead doors are proposed to serve the facility. There are three 1-ton flatbed trucks, a trailer, forklift and a delivery van that will be servicing the building regularly and will be parked at the site but not permanently. The building is oriented towards Chestnut Street and is proposed to be setback approximately 60' from the Upper

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Charles Trail. The site is separated from the trail by a stone wall and there are no security concerns. A paved apron is proposed but the parking lot is proposed to be gravel. Pollinator-friendly plantings will be added in disturbed areas and the wet meadow to the south will remain undisturbed. It will be protected by erosion control measures during construction. A grass swale will be used to treat stormwater. A proposed freestanding sign sketch was presented for consideration. Any exterior lighting will be DarkSky compliant. There is a dumpster proposed for the rear of the building.

The facility will employ 2-4 full-time and 1-2 part-time employees. Honey will be extracted for approximately 4 weeks of the year. Bottling occurs as needed. The company currently has retail space at the Boston Public Market. This direct-market space will include some demonstration hives as well as bee-friendly products. No materials will be stored outside other than extraction equipment and honey boxes. Members reviewed staff comments with Ms. Hastings.

A Certificate of Action will be drafted for action at the next meeting.

Continued Special Permit Public Hearing

Thomas LaTouf d/b/a Metrowest Firewood – 35 Chestnut Street

The Chairman reopened the public hearing at 8:00 and began deliberations on the matter. Mr. Santoro made a motion to deny the application based on failure to meet the Site Plan Review and Special Permit criteria of both the Planning Board Regulations and the Zoning By-Law. Concerns about the aesthetics and lack of screening, deliveries, lack of investment in the property without additional development (i.e. building or electricity).

Mr. Santoro made a motion to deny the application. Mr. Chamberlain seconded with the vote as follows: 4 ó aye and 1 ó abstain (Mr. Santos). A motion was made to close the public hearing with all in favor

Adjournment - The meeting was adjourned at 8:15 p.m. on a motion made and duly seconded. The next meeting was scheduled for December 14, 2017 at 7:00 p.m.

Respectfully submitted as transcribed from audio tape,

Karen L. Sherman
Town Planner

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