

**Holliston Planning Board  
Meeting Minutes of December 14, 2017**

**In Attendance:** Chairman David Thorn, Karen Apuzzo-Langton, Warren Chamberlain, and Josh Santoro. Jason Santos was absent. Ali Parand, PE of AP Associates was also present.

**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:**

Site Plan Review of BHC Ventures, LLC, 45 Chestnut Street

Andy Reseska, Owner and Joyce Hastings, PLS of GLM Engineering Consultants, Inc., were present as a follow-up to their presentation of November 30, 2017. A draft Certificate of Action was reviewed with some further discussion of screening and waste management.

On a motion by Mr. Chamberlain, seconded by Mrs. Langton, the application was approved with conditions.

Highlands at Holliston of Form E and Construction Deadline

Based on staff recommendation, the Road A (Old Cart Path) surety (UC&S 7592) was reduced to \$46,497 on a motion by Mrs. Langton, seconded by Mr. Chamberlain. The amount is documented in a Form E prepared by Elizabeth Mainini, PE dated November 29, 2017.

Some discussion of the potential for road acceptance for the May 2018 Annual Town Meeting followed, with Atty. Beattie noting that he had sent correspondence regarding the street lighting to the Town Administrator. Ms. Sherman noted that she had received a status report from Highway Supt. Tom Smith, indicating that only Indian Circle has been signed off on with ongoing punchlist items on the other streets. No recent reports have been submitted by Guerriere & Halnon on behalf of FRE Building.

On a motion by Mr. Chamberlain, seconded by Mrs. Langton, the construction deadline was extended to March 1, 2018.

Constitution Village of Construction Deadline

Elizabeth Mainini, PE was present from Guerriere & Halnon and provided a written status of the project based on milestones spelled out in the project's Memorandum of Understanding (see correspondence dated December 14, 2017). Ali Parand also provided a written status report for the file. Some discussion of milestones before the requested January 31<sup>st</sup> construction deadline followed, including further accounting of the drainage system status and the gravel quality on Old Cart Path. Items that will be contained in the s.81W filing will be hashed out.

On a motion by Mrs. Langton, seconded by Mr. Santoro, the construction deadline was extended to March 1, 2018.

Evergreen Square of Surety

Based on staff recommendation, the amount to be retained through the road acceptance process for both streets within the subdivision is \$9,775 on a motion by Mrs. Langton, seconded by Mr. Chamberlain.

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Form E ó Washington Hills and Brooksmont

Based on the recommendation of AP Associates, the bonds for Washington Hills and Brooksmont were reduced to \$1,134,035 and \$2,325,225 respectively on a motion by Mr. Chamberlain, seconded by Mr. Santoro.

Site Plan Review ó Brighton Health Advocates, Inc., 465 Hopping Brook Road

Peter Bemis of Engineering Design Consultants, Inc., was present on behalf of the applicant. He reviewed the submittal materials (plan set dated December 7, 2017 and application dated December 8<sup>th</sup>). He also provided a Preliminary Schematic prepared by Filormo Talsma Architecture (labeled Preliminary Schematic). He reviewed the proposed site plan depicting a 56,030 s.f. processing and greenhouse facility, including parking, loading and 1600øcirculation drive. The siteø stormwater is partially managed on the site and partially within the subdivisionø infrastructure. Roof infiltration chambers have been designed as well as an on-site septic system. A photometric plan will be added to the filing. Landscaping will be utilized to screen the front loading area(s).

He noted that the site work provides for a potential doubling of the building size in the future. That area will be loamed and seeded. Additionally, he noted that a temporary building is shown on the plan at the top of the site to accommodate the start-up of the use with an April 2018 target date, to take advantage of MA law and regulations vesting permitted facilities.

Mr. Bemis and Mr. Parand had a discussion about the roadway and infrastructure under construction, noting that the site is accessible but the roadway needs additional work before a building permit can be issued. Mr. Bemis noted that the owner will likely bring aboveground power to the facility on a temporary basis. If it is not possible to bring the water line to the site in a timely fashion, a well may be drilled. A filing will be made with the Conservation Commission. A decision will be drafted for the January 11<sup>th</sup> meeting.

Approval Not Required Subdivision(s) ó New Hopping Brook Trust, Hopping Brook Road

Peter Bemis, of Engineering Design Consultants, Inc., was present on behalf of the applicant. On a motion by Mr. Chamberlain, seconded by Mrs. Langton, the members endorsed the plan prepared by Engineering Design Consultants, Inc. and signed by Art Borden, PLS (dated November 27, 2017). The plan depicts a 15.238 acre lot on the southeast side of Hopping Brook road (Phase II).

**Adjournment** - The meeting was adjourned at 9:10 p.m. on a motion made and duly seconded. The next meeting was scheduled for January 11, 2018 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner