

Holliston Planning Board Meeting Minutes of March 15, 2018

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 7:05 p.m. in the Selectmen's Meeting Room #105 of the Town Hall, 703 Washington Street.

General Business:

Approval of Minutes of 1/25/18

On a motion by Mr. Chamberlain, seconded by Mr. Santoro, the minutes of January 25, 2018 were approved as drafted.

Constitution Village of Construction Deadline

Elizabeth Mainini, PE and Atty. Paul Beattie were present to discuss the extension of the construction deadline. Ms. Mainini noted that the drainage videos have not been completed but will be when the weather breaks. Ms. Sherman noted that the c.81, s. 81W filing for a subdivision amendment had been submitted and a poll indicates that 4/12 would be an acceptable date for the public hearing to commence. She noted that several outstanding issues, notably chronic erosion, underdrain damage, individual lot tie-ins to the drainage system, and the swale from Constitution into the Highlands at Holliston open space, should be added to the discussion. On a motion by Mr. Santoro, seconded by Mr. Chamberlain, the members voted unanimously to extend the construction deadline through April 30, 2018.

Highlands at Holliston of Construction Deadline

Atty. Beattie noted that he was preparing a response to Ms. Sherman's e-mail of February 28th requesting a status update on outstanding items in the subdivision. Mr. Santoro made a motion to extend the construction deadline to September 6, 2018 as requested in correspondence from Atty. Beattie. Mr. Chamberlain seconded with all in favor.

Clover Fields Subdivision of Agricultural Conservation Easement

Mr. Santoro made a motion to allow temporary occupancy pending recording of the Agricultural Restriction based on a written request from owner Bill Bernard. Mr. Chamberlain seconded with all in favor.

Brooksmont Meadow (Laurel Glen) of Surety

Skip Kelleher of Minglewood Development was present to discuss progress on the subdivision. Noted were up-to-date Form D inspection reports, Form E Construction Cost Estimates for both the full value of the work and the credited amount signed by Joe Nihill, PE of GLM (based on a recommendation from Ali Parand, PE of AP Associates), a Lot Release form for lots 1R, 2R and 3R within the subdivision, and a Form H Performance secured by a Surety Company. Mr. Santoro made a motion to accept the recommended surety amounts of \$319,286.00 (100%) and \$93,964.20 (credited values as of 2/13/18) and endorse both the Lot Release and Surety forms, noting that the Lot Release form will be held securely until receipt of a fully executed agreement and performance bond in the approved amount, negating the protective covenant. Mr. Chamberlain seconded with all in favor.

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Maplewood Estates - Surety

On the recommendation of staff, the 100% value of work on Maplewood Estates as estimated in a Form E prepared by Elizabeth Mainini, PE of Guerriere & Halnon for \$30,331.25 was approved in a motion by Mr. Santoro, seconded by Mr. Chamberlain with all in favor. Ms. Sherman noted that Dr. Howieson will likely return on the next agenda for execution of surety and lot releases, including release of the existing house within the two-lot subdivision.

Discussion: Housing Choice Initiative

Ms. Sherman noted that she would like the Board's support in enrollment into the DHCD's Housing Choice Initiative Program which would result in technical assistance and potential grant funding (e.g. Housing Choice Capital Grants) for low-income housing in 2018. Members were supportive of the request. A potential Zoning By-Law amendment to clarify provisions of Sections V-K Village Center Commercial District with regard to multi-family housing will be investigated and the schedule for submittal and review will be flexible.

Comments to Board of Selectmen of DEP Draft RCC Permit for American Recycled Materials, Inc., 157 Lowland Street

It was noted that DEP had informed the Town that the 30-day comment period was open on the February 9, 2018 draft Recycling, Composting or Conversion Operation (RCC) permit for ABC Rubble Recycling at 157-165 Lowland Street. Draft Planning Board comments were reviewed based on the 2011 Planning Board Special Permit, 2012 DEP RCC final permit, 2017-2018 RCC Permit application and draft permit materials, and DEP Notice of Enforcement Conference (January 2018). Comments will include a request that the Board of Selectmen submit a request to DEP to hold a public hearing in Holliston, as well as comments on both the permit and consistency with local permitting (site plan and Special Permit conditions) with a focus on draft Section VI Specific Conditions. All were in agreement that after consultation with staff (BOH Agent and Inspector of Buildings) and further revisions, a revised draft will be circulated to the members for final comment.

Adjournment - The meeting was adjourned at 8:57 p.m. on a motion made and duly seconded. The next meeting was scheduled for March 29, 2018 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner