

Holliston Planning Board Meeting Minutes of April 12, 2018

In Attendance: Chairman David Thorn, Karen Apuzzo-Langton, Warren Chamberlain, and Josh Santoro, as well as, Attorney Mark Bobrowski and Ali Parand, P.E. of AP Associates. 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 Mrs. Langton, the minutes of March 29, 2018 were approved as drafted. Mr. Santoro abstained.

Hopping Brook Business Park, Phase II ó Surety

Peter Bemis of Engineering Design Consultants was present to discuss progress within the industrial subdivision. Mr. Santoro made a motion to 1. Extend the construction deadline per written request of Engineering Design Consultants to June 30, 2020, 2. Approve a construction cost estimate in the amount of \$945,292 at the recommendation of consulting engineer, Ali Parand, PE of AP Associates, for Sta. 41+18 to 53+00, 3. Endorse the prepared Lender's Agreement with Mutual One Bank, and 4. Sign the Lot Release for Lot 1 (to be held until execution of the Lender's Agreement). Mr. Chamberlain seconded with all in favor.

Deer Run Definitive OSRD Subdivision ó Open Space

Mr. Santoro made a motion to approve the written request of Atty. George Connors dated March 27, 2018, to allow occupancy of a dwelling prior to the recording of the required conservation restriction in accordance with the Certificate of Action. Mr. Chamberlain seconded with all in favor.

Public Hearing

Modification to the Definitive Subdivision Plan - Constitution Village

The Chairman opened the public hearing at 7:20 and waived the reading of the hearing notice into the record. Comment letters were received from Ali Parand, P.E., AP Associates, Inc. (dated April 5, 2018), Tom Smith, Highway Superintendent (dated April 12, 2018), abutters, Eric Tetschner of 35 Sherborne Circle, Ashland (dated March 27, 2018), Srinivasa Kandru of 176 Mohawk Path and other residents of Mohawk Path/Indian Circle (dated April 11, 2018).

Elizabeth Mainini, PE and Dale McKinnon, PE were present from Guerriere & Halnon to discuss the petition of Constitution Village, LLC, to modify the definitive subdivision. Ms. Mainini provided an overview of the petition, noting that by the terms of the executed Memorandum of Agreement, further review of the testing results (12 measurements in Old Cart Path and 3 in Governor Prence) is warranted to deem it "approved". Ali Parand of AP Associates discussed his concerns, including the fact that the results did not even match the standards established for Minuteman and Hiawatha during the mediation in the summer of 2017. He noted that details of the schedule should be revisited. He noted items 1 ó 11 in his comments should be acted upon expeditiously.

Atty. Bobrowski summarized the concerns expressed regarding the gravel specification and the physical condition of the binder thickness. Ms. Mainini suggested that she could put forward a

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proposal to achieve the required 2 ½" of the binder coat. Mr. Parand expressed a preference for the geotechnical engineer to review the general condition of the binder across all of Old Cart Path and Governor Prence. Discussion followed regarding the need for a bid for geotechnical review for supplemental peer review funding, feedback from the geotechnical engineer, a proposal for a new Memorandum of Understanding, including an updated detailed construction schedule and re-establishing the Order of Conditions. The issue of delinquent drainage system videos and system repair was discussed as well. Discussion of a continuance date until June 14th with a construction deadline until June 30th followed.

Mr. Chamberlain made a motion on the construction deadline extension to June 30th and Mr. Santoro seconded with all in favor.

The Chairman opened the floor to the audience. The following individuals offered concerns: Srinivasa Kandru of 176 Mohawk Path and Zufang Chen of 180 Mohawk Path expressed concerns for falling rocks from the armored slope above their lots from the natural and armored slopes below Hiawatha Path. Amula Patel of 132 Mohawk Path testified about the instability of the armored slope in her section of the Highlands at Holliston Subdivision. She expressed a need for short-term measures to stabilize. Arun Padmanabhan of 18 Governor Prence expressed a concern for housekeeping issues, including use of roads by heavy equipment.

Ms. Mainini stated that it was her opinion that expert engineering advice, structural and geotechnical, is warranted. It was agreed that Atty Bobrowski should correspond with Fafard regarding the severity of the issue armored slope situation in both subdivisions.

Mr. Santoro made a motion to continue the public hearing until June 14th at 7:15 p.m. Mrs. Langton seconded with all in favor.

Adjournment - The meeting was adjourned at 8:50 p.m. on a motion made and duly seconded. The next meetings was scheduled for May 3, 2018 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner