

Holliston Planning Board Meeting Minutes of December 6, 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 7:00 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 Mrs. Langton, seconded by Mr. Santoro, the minutes of November 15, 2018 were approved as drafted.

Approval Not Required Subdivision(s)

On a motion by Mrs. Langton, seconded by Mr. Santoro, members endorsed an adjustment to Lots 43B and 44A Old Cart Path. The plan was prepared by Guerriere & Halnon and dated November 30, 2018.

Preliminary Subdivision Plan of Lobisser & Ferreira Construction Corp., Cheryl Lane Ext.

Dale McKinnon, PE was present from Guerriere & Halnon to discuss the potential for a building lot to be created off the end of Cheryl Lane. The submitted plans shows a cul-de-sac and Mr. McKinnon indicated that his client would prefer to not construct it but to simply run a driveway off the end of the existing roadway and put the plan on file. Issues discussed included: 1. The legal status of Cheryl as no deed has been found, 2. The potential need for waiver under Zoning By-Law Section V-H OSRD, and 3. Neighborhood preferences for screening and status of the existing cul-de-sac (in easements).

Covenant and Plan Endorsement of Liberty Estates, 289 Hollis Street

The Planning Board executed the covenant and endorsed the final definitive subdivision plan prepared by Connorstone Engineering, Inc., for RCVA, LLC dated August 27, 2018 (revised September 26, 2018 and October 17, 2018).

Continued Site Plan Review/Special Permit Public Hearing

Bennett Trucking – 126 Summer Street

The Chairman opened the hearing at 7:35 p.m. A comment letter was received from the Health Director/Agent (dated November 28, 2018). Alex and Jonathan Bennett, and Linda Suttonfield of Bennett Trucking and landowner Maria Finn were present with Joyce Hastings from GLM Engineering Consultants, Inc.

It was noted that the Conservation Commission had held its public hearing open until the 18th. A draft Certificate of Action was circulated in order to begin a dialogue about potential Special Conditions. Issues of concern noted by the Bennetts and members alike were:

- Preferred use of the northern driveway - Mr. Bennett noted that for safety (better site distance), they would prefer to use the northern gravel driveway. The encroachment issue onto the Mission Springs property is an issue that will be investigated immediately.
- Potential for temporary storage of loaded containers. Mr. Bennett noted that because of early closure of transfer stations, temporary storage overnight or over-weekend would need to be permitted. He reiterated that the nature of business is primarily Construction

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& Demolition, not Municipal Solid Waste but it is not excluded as estate clean-outs are common. He stated that a maximum number requested would be 10.

- Repairs limited to within the garage. Mr. Bennett expressed a desire to be able to perform repairs with the overhead doors open during the day and in hot weather.
- Hours of operation. Mr. Bennett noted the desire for a limited number of trips before 6 a.m. with most trucks leaving in between 6 and 7. Discussion about intermittent noise followed.

On a motion by Mrs. Langton, seconded by Mr. Santos, the public hearing was continued to 1/10/19 at 7:30.

Adjournment - The meeting was adjourned at 9:20 p.m. on a motion made and duly seconded. The next meeting was scheduled for January 10, 2019 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner