

Holliston Planning Board Meeting Minutes of March 5, 2020

In Attendance: Chairman David Thorn, Karen Apuzzo-Langton, Warren Chamberlain, Josh Santoro (left at 8 p.m.) and Jason Santos.

Call to Order: The Chairman called the regular meeting to order at 7:00 p.m. in the Select Board Meeting Room (#105) of the Town Hall, 703 Washington Street.

General Business:

Approval of Minutes

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the minutes of February 12, 2020 were approved as drafted.

Approval Not Required Subdivision(s)

Constitution Village

Dale McKinnon, PE was present along with Jim Sullivan from Guerriere & Halnon, Inc. to discuss a proposed division of existing lots on the north side of Old Cart Path within the subdivision. On a motion by Mrs. Langton, seconded by Mr. Santos, the Board voted to empower the Agent to endorse a plan prepared by Guerriere & Halnon, Inc., entitled "Plan of Land, Old Cart Path, Constitution Village, Holliston, Mass." (dated February 20, 2020).

Constitution Village – Construction Deadline

Ms. Sherman recommended that the Planning Board members extend the deadline until April 9, 2020 when Special Counsel would be sitting with the Board and when the hearing for the proposed Subdivision Modification was scheduled. Mrs. Langton made a motion to extend the deadline until April 9, 2020. Mr. Santos seconded the motion with all in favor. Mr. McKinnon represented that the Phase III items have been bulleted and targeted for completion by November. Additional detail was suggested. Ms. Sherman will coordinate with Mr. Parand on a request.

Highlands at Holliston – Road Acceptance

Members reviewed correspondence from Angela Conforti, Esq., asking for Road Acceptance (dated February 27, 2020). Ms. Sherman backed the members into dates for consideration and materials received, noting the request would be to ask the Selectmen to re-open the Warrant for consideration. Mr. Sullivan clarified that the request is for Indian Circle, Mohawk Path (the remainder) and Mayflower Landing. Garreth Brannigan of Mohawk Path, Mark Freeman of Indian Circle, Jason Cooper of Mohawk Path, and Amula Patel of Mohawk Path were present to state the Homeowner's Associations concerns with taking on any portion of the drainage system.

Mr. Santoro made a motion to continue the issue until March 26th. Mr. Santos seconded with all in favor.

Continued Site Plan Review/Stormwater and Land Disturbance Permit

CRG Integrated Real Estate Solutions, 555 Hopping Brook Road

Peter Bemis of Engineering Design Consultants, Inc., was present to discuss the Site Plan Review application along with Frank Petkunas of CRG Integrated Real Estate Solutions and Michael Milanoski of Old Colony Development. Plan revisions dated March 2nd were reviewed and a detailed overview was presented. Mitigation was outlined.

**Holliston Planning Board
Meeting Minutes of March 5, 2020**

Members agreed to meet on Wednesday, March 11th at 4 p.m. to review draft Certificate of Action for the both the Land Disturbance and Stormwater Permit and Site Plan Review. Ms. Sherman will work with Mr. Bemis on permit conditions and will seek review by Attorney Talerman.

Continued Special Permit and Site Plan Review Public Hearing

James Read – 2016 Washington Street

The Chairman re-opened the hearing at 7:45 p.m. Joyce Hastings, PLS of GLM Engineering Consultants, Inc., was present along with the Applicant, James Read of R&R Landscaping. Correspondence was received by GLM Engineering Consultants, Inc., (dated March 4, 2020) as well as Stormwater Management Report (dated January 29, 2020, revised March 4, 2020) and plans entitled “Site Plan of Land, 2016 Washington Street, Holliston, Massachusetts” (dated January 28, 2020, revised February 5, 2020 and March 4, 2020) prepared by GLM Engineering Consultants, Inc. were entered into the record.

A berm has been added to the Washington Street frontage with an evergreen strip for screening. No outdoor storage of landscaping materials is being proposed.

Ms. Hastings reviewed the Conservation Commission jurisdiction, noting that both the peer review engineer for the Conservation Commission and Planning Board as well as MADEP staff had requested plan revisions to address the sensitive wetland resources on the site.

Special Conditions:

- No outside activity is allowed on-site prior to 6:00 a.m. daily or after 7:00 p.m. with the exception of seasonal plowing.
- Outside storage of equipment is limited to areas designed on the plan of record. No outside storage of materials is permitted. No storage of unregistered vehicles is authorized.
- The Applicant shall provide the Building Inspector with executed easements for construction of the easternmost driveway and drainage basin #2 which are partially located on Lot 12.2 also owned by 2016 Washington Street, LLC.

Adjournment - The meeting was adjourned at 10:00 p.m. on a motion made and duly seconded. The next meetings were scheduled for March 11, 2020 at 4:00 p.m. and March 26, 2020 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner