

Holliston Planning Board Meeting Minutes of June 11, 2020

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 and read the following statement: Pursuant to the Governor's Order suspending certain provisions of the Open Meeting Law M.G.L. c. 30A paragraph 20, as well as the Select Board's Emergency Order dated March 16, 2020, the Planning Board will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted on the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting. At this time, a roll call attendance vote will be taken:

Chairman David Thorn - present
Karen Apuzzo-Langton - present
Josh Santoro – present
Jason Santos - present
Warren Chamberlain - present

General Business:

1. Approval of Minutes: May 14, 2020

On a motion by Mr. Santoro, seconded by Mr. Chamberlain, minutes were approved as written on a unanimous roll call vote.

2. Approval Not Required Subdivision

On a motion by Mr. Chamberlain, seconded by Mr. Santoro on a unanimous roll call vote, members agreed to endorse a plan entitled "Plan of Land" prepared by GLM Engineering Consultants, Inc. for Jeffrey D. and Catherine M. Holmes dated May 15, 2020. The locus is 192 Union Street in the Village Residential zoning district.

3. Site Plan Review – Upper Charles Trail Parking Lot (Depot)

Joyce Hastings, GLM Engineering Consultants, Inc. was present to discuss the Site Plan Review application submitted along with the plans "Proposed Site Plan, Upper Charles Rail Trail (Central Street to Church Street), Holliston, Massachusetts" dated June 4, 2020. She reviewed the proposed access off of Central Street, the one-way flow and the proposed relocation of the trail closer to the Casey's location (Depot). She noted the proposed handicapped parking and access to the trail. Members suggested addition of a bike rack and advance warning signage for the restaurant. An additional potential barrier between the building and trail such as a guard rail or fence was discussed. Final lighting design will be Dark Sky compliant. On a motion by Mrs. Langton, seconded by Mr. Santos, the members approved the Site Plan Review application on a unanimous roll call vote with standard and special conditions as noted.

4. Recommendations to Zoning Board for 6/24 agenda items

After some discussion, Ms. Sherman was directed to draft memos to ZBA members on their pending 555 Hopping Brook Road (Height Variance), Administrative Appeal – 157 Lowland Street and Administrative Appeal - 194 Lowland Street applications. Each will contain a summary of the Planning Board's permitting on each site, future scheduled hearings and history of complaints/enforcement actions. Individual motions were made by Mr. Santos, seconded by Mr. Santoro with the roll call vote in favor of each unanimous.

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**Continued Special Permit and Site Plan Review Public Hearing
Michael Alves (Scooby Truck Sales) – 1569 Washington Street**

The Chairman re-opened the hearing at 7:25 p.m. Present for the Applicant/Owner was Joyce Hastings, PLS of GLM Engineering Consultants, Inc. It was noted that several members had walked the site with Ms. Hastings since the last session. She reviewed the proposed access and use of the undeveloped industrial portion of the property. Additional buffering to the adjacent residential neighborhood will be included in the revised design. She emphasized that this proposed storage area would have no electricity and no lighting. It would not be actively used for repair work but would rather be “static storage”. No vehicle storage would be included. Snow removal provisions for the proposed driveway were touched on. Ms. Hastings noted that would propose a gravel drive and gravel area and would address stormwater management standards after flagging nearby wetlands and completing additional survey work.

On a motion by Mr. Santos, seconded by Mrs. Langton, members continued the public hearing until August 6, 2020 at 7:00 p.m. on a unanimous roll call vote.

**Continued Public Hearing
Constitution Village Definitive Subdivision Modification**

The Chairman re-opened the public hearing. Present for the Applicant was Atty. Angela Conforti as well as Jim Sullivan and Dale McKinnon, PE of Guerriere & Halnon, Inc. Present with the members was Special Counsel Mark Bobrowski.

With regard to the requested Open Space Residential Development zoning by-law waiver (Section V-H(2)(B)), Ms. Conforti presented a plan entitled “Constitution Village Conservation Restriction plan of Land 13.6 acres Old Cart path and Paul Revere Lane Holliston, MA” dated June 4, 2020 prepared by Guerriere & Halnon, Inc. Atty. Bobrowski reviewed the language of the by-law and the legal standard. It was clarified that 13.6 acres of conservation restriction were being proposed. If the “Paul Revere” portion of the subdivision was isolated from the remaining undeveloped land, the “protected” open space would only result in 4.5 acres of open space. The habitat and buffer value of the proposed restriction were discussed. Mr. McKinnon added that the vernal pools had been documented in a report. The location of Dopping Brook was noted. Ms. Conforti noted that she had forwarded a draft of the restriction to conservation Agent Ryan Clapp for review.

An e-mail from Umadevi Mudapaka of 105 Old Cart Path was discussed as were replies by Conservation Agent Ryan Clapp and peer review consultant Steven Bouley, PE from TetraTech. Ms. Conforti and Mr. McKinnon noted that the ongoing maintenance issues concerning the drainage system (the functionality of Basin E and the persistent erosion of the cross-country drainage easement) were the responsibility of the Developer and they would address.

Atty. Bobrowski noted that the Conservation Commission has closed its public hearing but had not issued an order of conditions. Also noted was an e-mail from Health Agent Scott Moles dated June 10, 2020. He encouraged members to continue the matter until definitive information was received from both Boards in order to act on both the zoning by-law waiver and the definitive subdivision modification.

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On a motion by Mr. Santoro, seconded by Mr. Santos, the public hearing was continued until June 24, 2020 at 6:00 p.m. on a unanimous roll call vote.

Adjournment - The meeting was adjourned at 9:20 p.m. on a motion made and duly seconded. Members thanked Mr. Chamberlain for his many years of service to the Board and the community. The next meeting was scheduled for June 24, 2020 at 6:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner