

**Holliston Planning Board
Meeting Minutes of January 3, 2013**

In Attendance: Chairman Parashar Patel, Geoffrey Zeamer, Jonathan Loya, Jack Donovan and Warren Chamberlain.

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

General Business:

1. Approval of Minutes

On a motion by Mr. Chamberlain, seconded by Mr. Donovan, the Board voted unanimously to approve the minutes of November 27, 2012 as written.

2. Approval Not Required Subdivision – Lots 3, 4, 5 Old Cart Path (Constitution Village)

On a motion by Mr. Donovan, seconded by Mr. Chamberlain with all in favor, the members endorsed an ANR plan prepared by Paul Atwood, PLS of Guerrierre & Halnon, Inc. dated December 18, 2012. The plan depicts alteration of three existing lots, netting 2 additional building lots in the AR-2 zoning district. The lots are within an approved definitive subdivision and are subject to a recorded covenant. The lots have not been released for sale or construction.

3. Washington Street Road Safety Audit

Mr. Donovan noted that MassDOT and Howard/Stein-Hudson had released the final Road Safety Audit document in late December. He indicated that he and former member Erik Maki would be meeting with the Board of Selectmen to make recommendations on follow-ups to the study. All members were in agreement that further analysis of traffic signals was their top priority. Mr. Donovan will provide the members with a draft of his planned remarks so that he can incorporate any comments before sending them on to the Board of Selectmen.

**Continued Site Plan Review and Special Permit Public Hearing
Grasshopper Tree, 67 Jeffrey Ave.**

The Chairman re-opened the public hearing at 7:10 p.m. Mr. Zeamer identified a potential conflict of interest under the provisions of the Mass. General Law as he has an interest in an abutting property so he joined the audience. Present were Jed Barclay from Grasshopper Tree and Claymore Enterprises, LLC (Applicant and Owner) as well as Joyce Hastings, PLS of GLM Engineering Consultants, Inc. and Atty. Peter Barbieri of Fletcher Tilton PC.

Ms. Sherman, Atty. Barbieri and Ms. Hastings provided an overview of the supplemental submissions received since the last public hearing session, including plan revisions and correspondence from GLM Engineering dated December 4 and a document entitled “Construction Sequence for Grasshopper Tree and Landscape, Inc. dated December 4, 2012. The only plan revision was to clarify the planting schedule as discussed on November 27th. The Construction Sequence prioritizes the retaining wall installation and includes installation of a permanent reference point for the maximum stockpile height.

The Chairman opened the floor to the public. Raising concerns were Atty. Scott Fenton from Bowditch & Dewey, representing Cold Chain Technologies along with Larry Gordon, President of Cold Chain Technologies located at 29 Everett Street and Geoffrey Zeamer of VAB Realty Trust with an interest in 194 Lowland Street. The following issues were discussed: 1. the need to maintain and guarantee the proposed plantings and 2. clarification of the proposed palletized

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storage configuration as well as area and number of pallets proposed. Ms. Hastings noted that the pallets are 4' x 4' and may be stacked to approximately 6' high. They are to be located east of the proposed barrier offset of the proposed screening. The amount of this type of material storage is equivalent to what is located in that general area now.

Atty. Barbieri again asked that the site plan public hearing be kept open as a contingency in the case of Special Permit denial, so that "roll back" provisions could be factored in as well as any plan changes that might be required. After some discussion, the members agreed to keep the site plan open. Mr. Donovan made a motion to close the Special Permit public hearing. Mr. Chamberlain seconded with all in favor. Ms. Sherman was directed to draft a conditional approval for discussion on January 22nd.

Mr. Donovan made a motion to continue the site plan review public hearing until Tuesday, January 22nd at 8:00 p.m. Mr. Chamberlain seconded with all in favor.

Adjournment - The meeting was adjourned at 7:50 p.m. on a motion made and duly seconded. The next meeting is scheduled for Tuesday January 22nd at 7:30 p.m. The Board scheduled meetings through May 2013.

Respectfully submitted,

Karen L. Sherman, Town Planner