

**Holliston Planning Board  
Meeting Minutes of August 8, 2013**

**In Attendance:** Chairman Geoffrey Zeamer, Warren Chamberlain, David Thorn, Jonathan Loya and Parashar Patel.

**Call to Order:** The Chairman called the regular meeting to order at 7:30 p.m. in Selectmen's Meeting Room (#105) of the Town Hall, 703 Washington Street.

**General Business:**

**1. Approval of Minutes - July 25, 2013**

On a motion by Mr. Chamberlain, seconded by Mr. Loya, the Board approved the minutes of July 25, 2013 as written.

**2. Evergreen Square Estates – Surety, Field Change**

Mr. Patel recused himself from the discussion as he resides in the development and moved to the audience. Lou Petrozzi was present to discuss several requests including 1. the current construction deadline of September 30, 2013, 2. the current surety reduction request, and 3. a field change request for the wetland crossing around Sta. 19+00 which calls for installation of a wooden guardrail for 120' on either side of the roadway. The members discussed the Form E dated May 14, 2013 as prepared by GLM Engineering and the June 29<sup>th</sup> comments from Westcott Site Services with a recommendation to modify the number for Kingsbury Drive Sta. 10+50 to 26+50 to \$89,514.48 (an increase of \$9,000 over the proposed). The total recommendation for all phases of the project (Johnson Drive, Kingsbury Drive Sta. 0+00 to 10+50, Kingsbury Drive Sta. 10+50 to end, Metcalf Drive, and Emergency Drive) stands at \$108,518.71. Mr. Petrozzi proposed the following amendment to Section 1.i of the Memorandum of Understanding dated January 2009 with regards to the top course of pavement for Phase I (i.e. Johnson Drive, Kingsbury Drive Sta. 0+00 to 10+50 and Metcalf Drive) "That the value of the top course of pavement for Phase I – Kingsbury Drive be determined and that the amount of the surety not be reduced below that amount until the roadways are accepted by the Town or twelve (12) months have passed from the date of written notice to the Planning Board from Wall Street that all work has been completed, whichever shall occur first." Mr. Chamberlain made a motion to accept the changes to the Memorandum of Understanding and set the surety for the entire project at \$108,518.71.

Mr. Petrozzi's second request was to have the Board act on a field change request to alter the proposed 120 feet of guardrail in the area of Sta. 19.00 Kingsbury Drive as indicated on Sheet 7 of the Amended Subdivision Plan. He proposed a vertical rail fence – black, aluminum, 42" high with 3" x 3" posts and square spindles with spacing to meet Building Code – to replace the wooden guardrail shown. He noted that the guardrail would not protect pedestrians from the drop-off and the proximity of the gas line and utilities on one side of the street as well as the construction of the retaining wall itself do not allow for accommodation of the typical guardrail post. He noted that he had provided photographs of a like situation in the Town of Wrentham in a subdivision known as "Badis Brook" (see e-mail dated July 13, 2013 to Town Planner). He agreed to address the issue of sidewalk maintenance this summer as abutters have noted that brush is overtaking the sidewalks. Mr. Thorn made a motion to accept the field change as specified. Mr. Chamberlain seconded with all in favor.

**Holliston Planning Board  
Meeting Minutes of August 8, 2013**

Thirdly, Mr. Petrozzi explained that because of pending construction on Lots 27 & 28 and the unresolved issues around the wetland crossing area, roadway completion has been delayed as discussed. He offered a schedule to complete the railing within 60 – 90 days with partial completion of the curbing based on the construction on Lots 28 & 29 this fall with completion of remaining curbing and final pavement in spring 2014. Mr. Chamberlain made a motion to extend the construction deadline until June 30, 2014. Mr. Thorn seconded with all in favor.

**3. Indian Trail Estates – Stormwater Management Field Change**

Mr. Zeamer recused himself as he owns an abutting property. Bob Poxon, PE of Guerriere and Halnon was present to discuss proposed stormwater management changes to the subdivision, primarily a re-design of the detention basin serving the roadway. The changes are the result of current regulations and Conservation Commission review. The drainage calculations and plans (with revisions through July 26<sup>th</sup>) were reviewed on behalf of the Board by Ali Parand, PE. Mr. Parand issued several review letters with the last dated August 7<sup>th</sup>. Mr. Poxon indicated that an MGL c. 41, s. 81-X plan showing the expanded drainage easement would be prepared and filed. Mr. Loya made a motion to accept the proposed field changes to the drainage system. Mr. Patel seconded with all in favor.

**Special Permit and Site Plan Review Public Hearing  
Benedicta and Joseph Raia, 91-95 Washington Street**

The Chairman opened the public hearing at 8:25 p.m. Mr. Patel made a motion to waive the reading of the hearing notice as Mr. Raia was the only one present in the room. Mr. Thorn seconded with all in favor.

Mr. Raia described the existing auction/retail business known as Auction Market Place, which is located in one of the three tenant spaces at the locus. The business is the subject of a Special Permit from the Zoning Board of Appeals from November 2011 and this proposed outdoor retail component (seasonal flea market and farm stand) is proposed as an expansion. Mr. Raia indicated that flea markets were held on several Sundays in 2012 and in April 2013 without incident until the Inspector of Buildings informed him that an additional Special Permit would be required along with Site Plan Review from the Planning Board.

Mr. Raia indicated that a designated flea market area with a maximum of 11 vendors that includes vendor parking and adjacent 10' x 10' vendor sales areas is proposed as per the application materials with approximately 10 parking spaces available to customers (plus overflow on the lot). Additionally, a designated farm stand area behind the flea market area (adjacent to the Upper Charles Trail) has been shown. Flea markets are proposed for Sundays between 8 a.m. and 2 p.m. from April to October with the farm stand following the hours of operation of the retail store (Tuesday thru Sunday 12:30 to 6:00 p.m.).

No parties of interest were present to discuss any concerns.

Mr. Raia added that a fee reduction is being requested. After some discussion, Mr. Chamberlain made a motion to reduce the filing fee from \$1,500 to \$150 with no review fee assessed. Mr. Patel seconded with all in favor.

**Holliston Planning Board  
Meeting Minutes of August 8, 2013**

Mr. Patel made a motion to close the public hearing. Mr. Thorn seconded with all in favor.

Mr. Patel made a motion to approve the application with conditions as follows:

***General Conditions***

1. This Special Permit is not valid until recorded and indexed at the South Middlesex County Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11. The copy of the Decision to be filed must contain a certification by the Town Clerk that 20 days have elapsed since after the decision has been filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied. The Applicant shall record this Decision prior to the commencement of authorized site activity and shall submit proof of recording to the Planning Board and Inspector of Buildings.
2. The final plan set (Attachment A) shall be endorsed by the Planning Board and presented to the Inspector of Buildings. Unless amended with the approval of the Planning Board, the endorsed plan set shall be the plan of record.
3. No substantial modifications, corrections, additions, substitutions, alterations or any changes shall be made to the final plans without the written approval of the Planning Board. Any requests for modifications shall be made in writing to the Planning Board for review and approval. Requests shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.

***Special Conditions***

1. The proposed flea market and farm stand area shall be limited to the vendor spaces shown on the approved plan (Exhibit A). The exact configuration is not limited to that shown on the plan and should be adjusted weekly to optimize use of the designated area, address vendor set up and parking needs, and maximize access from Washington Street into the parking area(s).
2. Flea market hours of operation are limited to 8:00 a.m. to 2:00 p.m. on two (2) Sundays per month from April 1<sup>st</sup> to November 1<sup>st</sup>. Farm stand hours shall follow the allotted hours of operation for the retail store (see ZBA Special Permit dated December 2011).
3. Should area parking become an issue, the Applicant will coordinate signage and traffic control with the Police Department.
4. This permit is valid until August 31, 2014 and may be extended annually. Extension requests should be made at least one month prior to expiration in writing to the Planning Board for action at their next available meeting.

Mr. Chamberlain seconded with all in favor.

**Adjournment** - The meeting was adjourned at 9:05 p.m. on a motion made and duly seconded. The next meeting was scheduled for September 5, 2013.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: September 19, 2013**