

Holliston Planning Board Meeting Minutes of December 5, 2013

In Attendance: Chairman Geoffrey Zeamer, Vice Chairman Warren Chamberlain, David Thorn, Parashar Patel, Rachelle Finn and Taro Matsuno.

Call to Order: The Vice 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. Downtown Traffic Study Update

Former Planning Board Chairman Jack Donovan provided an overview of the ongoing Traffic Signal Analysis and Conceptual Design for the Washington Street Corridor (Hollis Street to Exchange Street). McMahon Transportation Engineers & Planners is completing the work for the Town and the working group has been guiding the work to date. Two concept plans were reviewed. Additional information on parking will supplement the concepts and a public forum will be planned for January 2014.

2. Approval Not Required Subdivision(s)

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the members voted to empower the agent to endorse a plan prepared by Guerriere and Halnon dated November 26, 2013 for 126 Residential ANR Realty, LLC. The plan depicts four lots in the area known as Indian Trail Estates Definitive Subdivision.

Mr. Patel made of motion to extend the construction deadline for the subdivision until 6/30/14. Mr. Chamberlain seconded with all in favor.

On a motion by Mr. Patel, seconded by Mr. Chamberlain, the members voted unanimously to empower the Agent to endorse the plan prepared by Guerriere and Halnon dated December 4, 2013 for Holliston Residential Realty, LLC for adjustments to lots 86-90 Mohawk Path within the Highlands at Holliston Definitive Subdivision.

3. Constitution Village (Old Cart Path) – Establishment of Surety, Release of Lots

Based on a revised recommendation from Westcott Site Services dated December 4, 2013 and a Form E construction Cost Estimate prepared by Peter Lavoie of Guerriere and Halnon revised December 4, 2013, Mr. Patel made a motion to establish surety for Old Cart Path (Sta. 0+00 to 32+80) at \$1,671,342. Mr. Chamberlain seconded with all in favor.

Lots 1, 2, 30, 31, 32, 33, 34, 35, 36, 5C, 6, 7, 8, 9, 10, 22 and 23 were released from the provisions of the Covenant dated April 11, 2002 (recorded at Book 35484, Page 439) pending receipt of a proper form of surety.

On a motion by Mr. Thorn, seconded by Mr. Patel, the Board approved an extension of the construction deadline for Constitution Village until 12/31/14.

4. Highlands of Holliston – Field Change Request (Governor Prentice Way)

Don Seaberg of Benchmark Engineering was present to discuss proposed landscaping mitigation within identified "No Disturb" areas on lots 27-29 on Governor Prentice Way. The plans prepared by Thomas Wirth Associates, ALA were peer reviewed for the Board by Westcott Site Services.

Approved: January 6, 2014

**Holliston Planning Board
Meeting Minutes of December 5, 2013**

After some discussion about the lack of regard for the approved plans, 10-year delay in proposed mitigation and lack of oversight on the project, Mr. Patel made a motion to deny the field change request. The motion failed. Mr. Chamberlain made a motion to approve the field change request. Ms. Finn seconded. The vote was as follows: 3 ó aye (Ms. Finn, Mr. Chamberlain, and Mr. Thorn) and 2 ó no (Mr. Zeamer and Mr. Patel).

Mr. Patel made a motion to extend the construction deadline for the entire subdivision until 6/30/14. Mr. Chamberlain seconded with all in favor.

6. Blue Wave Capital – Solar Project Updates, Chestnut Street

Aiden Foley and Jaco Pretorius, Senior Directors at Blue Wave Capital were present along with Joyce Hastings, PLS of GLM Engineering consultants, Inc. to present öfinal plansö in accordance with the July 2013 Special Permit. A plan set entitled öPhotovoltaic System for Sunedisonö dated 11/6/2013 showing the System A & B 20 degree fixed tilt PV arrays totaling 12,096 modules producing 3 MW of AC power was entered into the file. Mr. Foley indicated that construction is slated to begin as soon as authorized and will be completed by June 2014.

7. Update: Grasshopper Tree – Request for Extension and Special Permit Modification

Subsequent to the Board's discussion of 11/21, Atty. Barbieri submitted a letter dated December 2nd and Joyce Hastings of GLM Engineering Consultants, Inc. submitted a letter dated December 4, 2013 and amended As-Built Plans dated December 4, 2013. After some discussion, the members agreed to discuss the request for extension and Special Permit modification on January 6, 2014 in a public hearing forum.

8. Administrative Site Plan – 22 Exchange Street

Joyce Hastings, PLS of GLM Engineering Consultants, Inc was present to discuss the proposed demolition and reconstruction of an existing commercial office and 3-bay garage (aka Building #2) at 22 Exchange Street in the Village Center Commercial District. The members reviewed the plan set dated November 22, 2013 showing existing and proposed conditions as well as proposed elevations for the 1152 s.f. two-story building (office and garage). Ms. Hastings noted that a Request for Determination of Applicability has been filed with the Conservation Commission and is scheduled for a meeting on December 17, 2013. One existing catch basin is not functioning and the other will be protected during construction.

After some discussion the members agreed to issue a conditional approval memorandum to the Inspector of Buildings continuing their general conditions of approval (including Dark Sky lighting fixtures) along with a requirement that the Board approve final landscaping plans.

Adjournment - The meeting was adjourned at 10:00 p.m. on a motion made and duly seconded. The next meetings were scheduled for Monday, January 6 and Thursday, January 23, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: January 6, 2014