

**Holliston Planning Board
Meeting Minutes of May 22, 2014**

In Attendance: Chairman Geoffrey Zeamer, Warren Chamberlain, David Thorn, Nikki Borman and Taro Matsuno.

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

General Business:

1. Approval of May 1, 2014 Meeting Minutes ó On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the Board voted to approve the minutes of May 1, 2014 as drafted.

2. Planning Board Reorganization ó

Chairman: Mr. Matsuno nominated Mr. Zeamer as Chairman. Mr. Thorn seconded. There were no other nominations. Mr. Zeamer accepted the nomination and was appointed by unanimous vote.

Vice Chairman: Mr. Zeamer nominated Mr. Chamberlain. Mr. Thorn seconded. There were no other nominations. Mr. Chamberlain accepted the nomination and was appointed by unanimous vote.

Clerk: Mr. Thorn nominated Mr. Matsuno. Mr. Chamberlain seconded. There were no other nominations. Mr. Matsuno accepted the nomination was appointed by unanimous vote.

Agent: Mr. Zeamer nominated Ms. Borman. Mr. Chamberlain seconded. There were no other nominations. Ms. Borman accepted the nomination and was appointed by unanimous vote.

3. Approval Not Required Subdivision ó 100 and 132 Winter Street
Dean Schofield, PE was present to discuss his May 20th application and letter to create an additional building lot, separate a common driveway and swap some excess land at 100 and 132 Winter Street. Mr. Chamberlain made a motion to endorse the plan of land prepared by Schofield Brothers of New England, Inc. dated April 25, 2014. Mr. Thorn seconded with all in favor.

Mr. Schofield also reviewed several potential subdivision scenarios involving Parcel A and an adjacent parcel owned by Joan Schofield. Several potential waivers from Planning Board Regulations were discussed conceptually.

4. Field Change ó Blue Wave Solar
Joyce Hastings, PLS was present from GLM Engineering Consultants, Inc. to discuss a proposed vegetative buffer in the northeast corner of the site where a line of mature trees was cut. She presented a concept plan and discussed plantings including white spruce, white pines, and forsythia. The plan is in review by the landowner and Blue Wave and will be implemented in June.

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5. Field Change - Cedar Knoll Estates

Based on a request from Sean Themeli, Trustee of Turk Realty Trust, the Board approved a change in the disposition of the open space within the subdivision. The Conservation Commission has agreed to accept the parcel in fee upon final field inspection.

6. Field Change ó Courtland Pines

Based on a request from owner Robert Girvin dated May 22, 2014, the Board agreed to field changes in the proposed curbing on the cul-de-sac of Courtland Pines Drive. The outer curb of the circle will be Cape Cod berm and the inside sloped granite per suggestion of Highway Supt. Tom Smith.

**8:00 p.m. Continued: Definitive Subdivision Modification Public Hearing
Summitpointe – Highland Street
D. Bruce Wheeler**

The Chairman re-opened the public hearing and based on a request from the applicant's representative, asked for a continuance. Mr. Chamberlain made a motion to honor the continuance request and continue the public hearing until June 12, 2014 at 8:00 p.m. Mr. Thorn seconded with the vote as follows: 4 ó aye and 1 ó abstain (Ms. Borman recused herself from this matter as she is a direct abutter.).

Adjournment - The meeting was adjourned at 8:55 p.m. on a motion made and duly seconded. The next meeting was scheduled for June 12, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner