

**Holliston Planning Board
Meeting Minutes of August 28, 2014**

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

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 Not Required Subdivisions
On a motion by Warren Chamberlain, seconded by David Thorn, the members endorsed a plan entitled "Plan of Landö for Constitution Village, LLC prepared by Guerriere & Halnon, Inc., dated July 22, 2014 for Lot 6 within the Constitution Village Subdivision. The lot has been altered and a landlocked sliver joined to Lot 78 in the Highlands at Holliston subdivision.
2. Deer Run's Surety and Lot Releases/Field Change
Derek Dube and Paul Croft were present to discuss a request for Field Change #3 for the infiltration basin bottom materials which was reviewed and approved. Additionally, a surety amount of \$89,509 was approved for Anna Place (Sta. 0+00 to 4+90) based on a Form E prepared by Vito Colonna, PE of Connorstone Engineering as recommended by Ali Parand, PE of AP Associates on behalf of the Board. Lot Releases were endorsed and will be held until receipt of a proper form of surety. On a motion by Warren Chamberlain and seconded by Taro Matsuno, a surety amount of \$64,009 was approved for the common driveway.
4. Definitive Plan Endorsements:
 - Brooksmont Meadows's Schofield Brothers of New England prepared final plans for endorsement as the appeal period has passed. No covenant document has been received so the Board deferred endorsement until receipt of the executed covenant.
 - Summitpointe's Connorstone Engineering prepared a final set of plans and an executed covenant has been received as the appeal period has passed.
5. Cedar Knoll Estates Definitive Subdivision's Surety Adjustment
Based on a submitted Form E, D and F as well as the recommendation of Ali Parand, PE of AP Associates, the Board voted to reduce the surety to \$35,653.35 on a motion by Warren Chamberlain, seconded by Taro Matsuno. It was noted that street trees, loam & seed as well as drainage and stormwater structures would be reviewed closely in the spring prior to any consideration of roadway acceptance.
6. Wilson Acres Definitive Subdivision's Bond Release
Afonso Real Estate has requested release of surety for the subdivision as the roadway was accepted by the Town Meeting and the deed has been signed by the Board of Selectmen. On a motion made by Warren Chamberlain, seconded by Taro Matsuno, the Board voted to release Afonso from the surety obligation (Arch Insurance Company Bond No. SU1117421 - \$58,268.20).

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Continued Public Hearing

“Hopping Brook Business Park” Definitive Subdivision Modification

The Chairman re-opened the public hearing at 8:30 p.m. and a motion was made by Warren Chamberlain to continue the public hearing until 8:00 p.m. on Thursday, September 18th based on a written request from First Colony Development (dated August 27th). Mr. Thorn seconded the motion with all in favor.

Adjournment - The meeting was adjourned at 9:25 p.m. on a motion made and duly seconded. The next meeting was scheduled for September 18, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner