

Holliston Planning Board
Meeting Minutes of July 31, 2014

In Attendance: Chairman Geoffry Zeamer (arrived at 7:35 p.m.), Warren Chamberlain, Nikki Borman and Taro Matsuo. David Thorn was absent.

Call to Order: Mr. Chamberlain called the meeting to order at 6:40 p.m. in the Selectmen's Meeting Room of Town Hall.

Workshop with Attorney Bobrowski: Atty. Bobrowski presented a document entitled "Performance Standards for Nonresidential Development" and discussed its development and customization for Holliston. He noted that the document would apply to all Special Permit and Site Plan Review applications and provisions could all be waived by the Board for cause or mitigation. Also discussed were the potential for a sidewalk or parking mitigation fund. He asked the members to provide comments through the Town Planner in August. Also discussed briefly were Section V-K and VI-J of the Zoning By-Laws.

General Business:

1. MAPC Parking Analysis ó Ms. Sherman asked for comments on the draft. Problems with the figure of page 20 were discussed. The analysis will be presented at a forum on August 27th.
2. Highlands at Holliston Surety and Construction Extension ó Jim McLoughlin, PE was present from Benchmark Engineering to discuss the ongoing review of project completion and surety. He presented a proposed completion schedule for 2014 (dated July 31, 2014) that includes installation of curbing and sidewalk on Mohawk Path and curbing on Indian Circle plus additional work in 2015. Members reviewed Ms. Sherman's memorandum of July 23rd detailing the current 5 segments of the project and recommendations for surety adjustments. After some discussion, Mr. Chamberlain made a motion to extend the subdivision construction deadline until October 23rd with the following surety amounts: Indian Circle Sta. 0+00 to 13+89 -- \$372,767, Governor Prentice Way Sta. 0+00 to 7+37 -- \$154,471.45, Mayflower Landing -- \$415,402.33, Mohawk Path Sta. 39+00 to 51+00 -- \$186,581.75, and Mohawk Path Sta. 51+00 to 78+00 -- \$741,668.35.
3. Indian Trails Surety Release ó Mr. McLoughlin also requested that the board zero out the surety for the Indian Trail Subdivision (Squanto Path Sta. 0+00 to 5+00) as the subdivision has been replaced with ANR lots on two common driveways. Mr. Matsuno made a motion to release the surety (UC &S Surety Bond No. 7264) per the written request of July 31, 2014. Mr. Chamberlain seconded with all in favor.
4. Approval of Minutes of July 10, 2014 ó On a motion by Mr. Chamberlain, seconded by Mr. Matsuno, the members unanimously approved the minutes of July 10th as drafted.

Approved: September 18, 2014

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Continued Public Hearing:

Brooksmont Meadow Open Space Residential Development Definitive Subdivision

The Chairman re-opened the public hearing at 8:00 p.m. Present for the applicant were Dean Schofield, PE and David Harrington, LSIT from Schofield Brothers of New England, Inc. and Paul Saulnier, PE. Mr. Schofield presented plan revisions dated July 31, 2014 and noted that Westcott Site Services had reviewed the plans and were satisfied with the revisions. He noted a relocation of the proposed water line into the grass strip of the existing road stub and into the development's private road. Additionally, he indicated that no road name had been approved by the E-9-1-1 Coordinator. After some discussion, the Chairman suggested "Laurel Glen".

Given that there was no one present in the audience, Mr. Matsuno made a motion to approve the draft Certificate of Action dated July 30th as discussed. Ms. Borman seconded with all in favor. Mr. Chamberlain made a motion to close the public hearing. Ms. Borman seconded with all in favor.

Public Hearing:

Hopping Brook Business Park Definitive Subdivision Modification

The Chairman opened the public hearing at 8:25 p.m. and waived the reading of the hearing notice. Present for the Applicant were John Delli Priscoli, Tr. and Arthur Borden of Arthur Borden & Associates. Mr. Priscoli gave an overview of the project's history, including original layout. He summarized the proposed modifications as a reduction of over ½ mile of roadway and overall reduction in the roadway profile with removal of all lot lines. He presented a theoretical lotting plan and noted future ANR actions would be required for individual developments as well as site plan review and Special Permit plans. Mr. Borden gave an overview of the plan set, noting the oversized cul-de-sac bulb to accommodate large trucks. Mr. Priscoli indicated that he would like to complete the amended roadway in the 2014 construction season. He is scheduled to be heard before the Conservation Commission as well and discussed the amendments with them informally several weeks ago.

On a motion by Mr. Chamberlain, seconded by Ms. Borman, the public hearing was continued until August 28th at 8:00 p.m. A draft Certificate of Action will be prepared and reviewed with staff and project team members in anticipation of approval at that time.

Adjournment: The meeting adjourned at 8:58 p.m. on a motion made and seconded. The next meeting was scheduled for August 28th.

Approved: September 18, 2014