

## **Holliston Planning Board Meeting Minutes of November 13, 2014**

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

**Call to Order:** The Chairman 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 Minutes of October 23, 2014  
On a motion by Mr. Thorn, seconded by Mr. Matsuno, the draft minutes of October 23, 2014 were approved as written.
2. Approval Not Required Subdivision of Constitution Village Subdivision  
John Nenart of Guerriere and Halnon was present to discuss divisions netting 14 lots from 8 existing lots within the existing Constitution Village Definitive Subdivision. Mr. Nenart noted that the total number of building lots in the subdivision will be 42 with the execution of this plan. On a motion by Mr. Thorn, seconded by Mr. Chamberlain with all in favor, the Board voted to empower Ms. Borman as Agent to endorse the 2-page plan set prepared by Guerriere & Halnon for Constitution Village, LLC dated November 13, 2014.
3. Highlands at Holliston of Request for Construction Extension  
The Board voted to grant a temporary extension for the subdivision construction based on a request from Jim McCloughlin of Benchmark Engineering. On a motion by Ms. Borman, seconded by Mr. Chamberlain, the Board voted to extend the construction period until December 4, 2014 in order to review a surety reduction request.
4. Solar Flair of Request for Sunday Work  
On a recommendation from the Inspector of Buildings and Lt. Denman, the Board voted unanimously to deny the request for Sunday work hours submitted by Jeffrey Constantine of SolarFlair Energy, Inc.

### **Continued Public Hearing**

#### **"Hopping Brook Business Park" Definitive Subdivision Modification**

The Chairman re-opened the public hearing at 7:45 p.m. No one was present for the Applicant. On a motion by Mr. Thorn, seconded by Mr. Matsuno, the public hearing was continued until December 4, 2014 at 7:45 p.m. Ms. Sherman noted that the Conservation Commission hearing has been continued to November 18<sup>th</sup>.

### **Site Plan Review and Special Permit Public Hearing**

#### **"Amusement Bark Doggie Daycare" - 55 Whitney Street**

The Chairman opened the public hearing at 8:00 p.m. and waived the reading of the notice given that only Arnie Johnson, Applicant and Lt. Denman were present in the audience. Present with Mr. Johnson was Robert Weidknecht, RLA of Beals and Thomas, Inc. Mr. Weidknecht provided a summary of the project site and proposed operations as detailed in the application materials and

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site plans dated October 22, 2014. He noted a pre-application meeting with staff and previous permitting for the site, presently partially occupied by Murray Paving. The Special Permit uses were clarified as retail and kennel with 750 s.f. of pet-oriented retail and 1,800 s.f. of interior day care space with a 7,500 s.f. outside fenced exercise area. Lt. Denman stated that his initial concerns for traffic, noise and outside security appear to have been addressed through proposed mitigation.

After some discussion of proposed operating conditions, additional information was requested regarding hours of operation, staffing ratios, and emergency evacuation plan. Ms. Sherman was directed to draft a decision for circulation, including Lt. Denman. Mr. Weidknecht clarified that the Conservation Commission has a public hearing scheduled for November 18<sup>th</sup>.

On a motion by Mr. Matsuno, seconded by Ms. Borman, the Board voted unanimously to continue the public hearing until 7:40 p.m. on December 4<sup>th</sup>.

### **Special Permit and Site Plan Review Regulations**

#### **Discussion with Special Counsel**

Atty. Mark Bobrowski was present to discuss revisions to Section B. Site Plan Review and Special Permit Regulations (dated November 13, 2014), including amendments to Introduction, General Provisions, Procedure, Submittal Requirements, Performance Standards (new), and Standards for Review. Sections on Phased Developments and Open Space Residential Development (OSRD) Plans will be re-numbered. Members focused their review on proposed Performance Standards after an overview of procedural changes to reflect the addition of Special Permit provisions and reference to both the Zoning By-Law and MGL, c. 40A (zoning enabling). Discussion was continued until December 4<sup>th</sup>. Atty. Bobrowski will provide revisions but will not be present. Adoption is anticipated.

### **Public Hearing**

#### **Subdivision Rules & Regulations Amendments**

The Chairman opened the public hearing at 9:50 p.m. and waived the reading of the hearing notice as no one was present in the audience. On a motion by Mr. Thorn, seconded by Mr. Chamberlain with all in favor, the Board voted to continue the public hearing to 8:45 p.m. on December 4, 2014.

**Adjournment** - The meeting was adjourned at 10:00 p.m. on a motion made and duly seconded. The next meeting was scheduled for December 4, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner

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