

Holliston Planning Board Meeting Minutes of September 17, 2015

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

Call to Order: The Chairman called the regular meeting to order at 7:45 p.m. in Room 105 of the Town Hall, 703 Washington Street.

General Business:

1. Approval of Minutes of September 3, 2015

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the draft minutes of September 3, 2015 were approved as amended.

2. Site Plan Amendment of Holliston Meadows Pet Resort, 140 Summer Street

Facility Manager Anne Byers was present with Dr. Rodney Poling to discuss a proposal to expand the dimensions and the location of their outside fenced space. The Special Permit and Site Plan Review record plan and decision approved in November 2004 limits the outside kennels to 20' x 20'. The business includes boarding, daycare, and training.

The proposed rear fenced areas (approximately 30' x 80') will be screened with 8' solid wood panels to the northern abutter and southern parking area with internal chain link dividers. In order to ensure no use of the former side yard runs, the Chairman suggested removal of the end panel facing Summer Street as well as the internal dividers. He also cautioned the pair to contact the Conservation Commission about potential encroachment into the wetland buffer.

Maria Finn of 126 Summer Street noted that after repeated complaints directly to the facility and to the Town, this proposal is coming forward. She stated that she was supportive of the proposed fencing move from the north side of the building to the rear. Ms. Byers stated that in addition to the proposed fencing, she was in the process of hiring and training a full-time employee as a yard monitor to oversee outside elimination and exercise. Mrs. Finn stated that such an individual is needed as she has made several calls about dogs fighting and barking for extended periods of time.

All members were in support of the proposed fencing and operational improvements and noted that implementation should occur by October 30th. Additional mitigation may include installation of sound dampening panels should noise remain an issue.

3. Construction Extension Requests: Winter Court

The members signed a one-year extension to this three-lot subdivision to November 15, 2016.

4. Subdivision Surety: Deer Run

A replacement Tri-Partite Agreement was presented from Chelcie Development, LLC of Natick and Mutual One bank for the period ending May 30, 2016. It was verified that Chelcie Development had recorded its assignment of all Deer Run, LLC obligations, including mortgages. The amount of the surety has not changed from initial establishment (\$154,000). Members endorsed the agreement.

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5. Continued Discussion: Downtown Planning

Members reviewed the draft minutes of September 14th, including an outline of that work session. Additional information will be integrated into the working document outline from the 2014 Downtown Visioning project. Historical information from the 1998 Master Plan and 1997 Economic Development Strategy will be reviewed and distributed.

Continued Public Hearing:

Site Plan Review and Special Permit

Michael Brumber – 194 Lowland Street

The Chairman re-opened the public hearing at 8:15 p.m., noted that lack of quorum under c. 40A, s. 9's "supermajority" provision, and requested a motion for a continuance to a date and time certain. Mr. Chamberlain made a motion to continue the hearing until Thursday, September 24th at 7:30 p.m. as the only item of business.

Adjournment - The meeting was adjourned at 8:55 p.m. on a motion made and duly seconded. The next meetings were scheduled for September 24 and October 8, 2015.

Respectfully submitted,

Karen L. Sherman
Town Planner