

## **Holliston Planning Board Meeting Minutes of May 19, 2016**

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

**Call to Order:** The Chairman called the regular meeting to order at 7:00 p.m. in Room 105 of the Town Hall, 703 Washington Street.

### **General Business:**

#### **1. Downtown Corridor Plan Discussion**

Joining the members for discussion were Karen Langton and Inge Daniels. After a quick update on the MDI and MAPC technical assistance projects (Cecil Group has finalized their scope of services for MDI but there is no update on MAPC DLTA funding and scope), discussion focused on what to do in the interim before meeting with Cecil Group in June. Mr. Matsuno suggested the members focus on policy issues (e.g. accessory family dwelling units, tiny houses, senior housing reforms. Mrs. Sherman noted that she could do a quick analysis of land availability in the Village Center district and immediate surroundings to assess the limitations of the Senior Residential Dwelling Development Regulations. Mr. Chamberlain provided an Over 55/Senior survey on housing & transit produced by the Needham Council on Aging/DPH ó <http://surveys.ssre.org/s3/needhamseniors>. More information will be obtained on the motivation and source of funding.

It was suggested that an issue-based survey for residents of the Downtown Corridor öneighborhoodsö (e.g. Mudville. The Elms, East Holliston, and Washington Street West) could potential be an MAPC work item or could be completed in-house. It was suggested that a representative from each residential area be identified as a stakeholder.

#### **2. Approval of Minutes ó May 5, 2016**

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the draft minutes of May 5, 2016 were approved as written.

#### **3. Approval Not Required Subdivision ó Paul Flanagan, 101 Hill Street**

On a motion by Mr. Thorn, seconded by Mr. Chamberlain the members voted unanimously to endorse the plan of land prepared by Paul DeSimone, PLS dated May 17, 2016 for Map 5A, Block 1, Lots 5 & 6.

#### **4. Site Plan Review ó Metrowest Realty Group, LLC ó 16 Fruit Street**

Atty. Peter Barbieri was present to discuss the proposed 23-space commercial parking lot proposed for the corner of Fruit and Charles Streets. He reviewed the Conservation Commission review process and concerns and noted that stormwater peer review has been completed. Ms. Sherman noted that accessibility concerns have been raised by the Inspector of Buildings in his review of the design and the Metrowest Center for Independent Living has been contacted for their advice. Additionally, the Highway Department should be contacted regarding the proposed curb cuts and stormwater. A photometric plan and light fixture detail will be provided. Mr. Matsuno referred to the Board's Site Plan Review Regulations and asked for additional detail with regard to landscape design. Michael Stepansky of 11 Fruit Street was present to discuss the project and his concerns. Atty. Barbieri estimated that the demolition and construction would take 30 days or so. Discussion will resume on June 2<sup>nd</sup>.

**Adjournment** - The meeting was adjourned at 8:45 p.m. on a motion made and duly seconded. The next meeting was scheduled for June 2, 2016.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: June 2, 2016**