

Holliston Planning Board Meeting Minutes of March 24, 2016

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

a. **Technical Assistance Requests.** Announcement of MDI funding from DHCD of \$10,000 for a charrette focusing on streetscape with a focus on Blair Square and the Upper Charles Trail, DLTA funding of \$10,000 and Planning for MetroFuture funding of \$15,000 for the Corridor Plan. A note of thanks will be sent to Jay Marsden for his support of the DLTA application. Details on scoping sessions and timetables for the three programs will be assembled and shared with the Board of Selectmen and Finance Committee. Information will be forwarded to Mary Greendale as well as she indicated that she would like to do a story on the Holliston Reporter.

The Board has been requested to attend the Finance Committee's 3/29 meeting to discuss operating budget request, specifically the professional services line item. Taro and Dave will accompany Geoff.

b. **Downtown Traffic Signals.** McMahon Transportation Engineers and Planners responses to public comments and Working Group comments were reviewed. Jeff Ritter has indicated that the matter will be placed on the Board of Selectmen 3/30 meeting agenda to discuss. After some discussion, it was agreed that a draft memorandum/position statement will be developed on recommended next steps, including a re-tasking of McMahon to further understand their design approach and responses as well as the design process of finalizing the conceptual design.

Inge Daniels summarized that the crux of McMahon's resistance to the design issues raised (both questions and concepts) seems to be the issue of multiple through lanes. Members agreed to convey to the BOS and McMahon that the assumption that LOS needs to improve in a limited daily timeframe is not important to community, rather safety and on-street parking is most important. Reference was made to McMahon's June 5, 2014 memo and LOS literature previously forwarded by the Chairman. Ms. Borman suggested that time restrictions on parking to allow thru traffic similar to eastbound on Rte. 16 in Wellesley might be a solution.

Mr. Matsuno suggested that the Board be supportive of additional financial support for McMahon technical review.

2. Ad-Hoc Housing Trust position

Mr. Chamberlain announced that there is an open ad hoc position on the Housing Trust. He asked Mr. Matsuno if he would consider serving.

4. Brooksmont Fee-In-Lieu of Affordable Units Proposal

Mr. Chamberlain summarized Housing Trust discussions with Pulte Homes on Brooksmont affordable housing units. An offer has been extended and further discussion will occur, adding

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that currently the Trust is spending \$100,000 to subsidize each unit. He noted there is a potential to change the restriction in Washington Hills too.

**Public Hearing
Special Permit/Site Plan Review
“Tunis Realty, LLC” – 567 Concord Street**

The Chairman opened the public hearing at 8:15 p.m. and waived the reading of the public hearing notice as there was no one in the audience. Based on a written request from the applicant for a continuance, Mr. Chamberlain made a motion to continue the public hearing until 8:30 p.m. on April 7, 2016. Ms. Borman seconded with all in favor.

Adjournment - The meeting was adjourned at 8:50 p.m. on a motion made and duly seconded. The next meeting was scheduled for April 7, 2016.

Respectfully submitted,

Karen L. Sherman, Town Planner