

Holliston Zoning Board of Appeals Meeting Minutes of May 3, 2017

Present: Chairman Henry Dellicker, Vice Chairman John Love, Brian Liberis, and Associate Member Mark Bush. Associate Member Jay Peabody was absent. Also present was Atty. Paul Haverty of Blatman, Bobrowski and Haverty.

Call to Order: The Chairman called the meeting to order at 7:00 p.m. in the Adams Middle School Auditorium.

I. PUBLIC HEARING:

Comprehensive Permit Public Hearing

Peter Conant, Own A Home MA – 245 Washington Street

The Chairman opened the public hearing at 7:00 p.m. and Mr. Liberis read the hearing notice into the record. Comment letters from the Fire Chief (dated April 26, 2017) and Board of Health (dated April 28, 2017) were also entered into the record.

Atty. Haverty provided an overview of the 40B process (see attached PowerPoint presentation). Chris Bailow, AIA of 35 High Street asked about Atty. Haverty's interest in the project. He noted that technical assistance funding for training and assistance was obtained by the Board/Town from the Mass Housing Partnership. The Chairman reviewed the Board's accepted public hearing process, beginning with an overview of the project by the applicants.

Peter Conant and Ona Jonaityte, Partners of Own A Home, MA were present to discuss their proposed development that will consist of sixteen (16) single family, three bedroom homes (4 will be affordable units) located at 245 Washington Street, named Village on the Green (approved by MassHousing as Wildlife Woods). Mr. Conant provided details of his background in affordable housing development in Massachusetts. He noted the 12.99 acre site is the location of the former Town Poor Farm at 245 Washington Street. The buildable portion of the site is around 4 acres. Market rate 3-bedroom homes (approx. 1,850 s.f.) will likely sell in the \$400,000 range and the affordable units will be around \$205,000. The project will be developed as a condominium project with private infrastructure and services. A homeowner association will be responsible for maintenance of the common aspects of the development. He indicated that one major controlling factor in project development is the cost of the septic system. Additionally, the septic system for the existing multi-family dwelling adjacent will be replaced or repaired as it is failing.

An expanded driveway on Washington Street will serve as the single entrance to the property and the roadway will be looped with septic components inside the loop. A large area of open space and wetlands is located on the eastern and rear portions of the site. The Conservation Commission has verified the location of the wetlands (ANORAD in 2016). Public water will be provided to the units. Development will be limited to the front westerly portion of the site, just to the rear and west of the existing multi-family dwelling on the site.

Mr. Conant noted that there is a potential for "local preference" to target Holliston residents for the affordable units to serve a local need. He added that he is visiting local boards and staff to solicit comments, including the Planning Board, Economic Development Committee,

Approved: May 31, 2017

Holliston Zoning Board of Appeals Meeting Minutes of May 3, 2017

Conservation Commission, Board of Health, and Housing Trust. Input from the DPW Director and other Town Departments was included in the initial project review.

The Chairman opened the hearing to the audience for questions. The following individuals spoke:

Ann Hoyer of 289 Washington Street. Driveway and property location clarification.

Joe Bardellini of 95 High Street asked whether there was a potential for a second phase of the development. Mr. Conant indicated that he has no intention of developing further on this site and indicated that he would agree to such a condition. Atty. Haverty noted that any increase in density would require additional permitting in the future. He also indicated that a Conservation Restriction could be utilized to protect the open space in perpetuity.

Chris Bailow, AIA of 35 High Street asked about Mr. Conant's qualifications and his MA registration (expired in 2000). He submitted several documents regarding the AIA registration issue.

John Luczkow of 306 Washington Street also noted that at least one of the drawings presented had been stamped by Mr. Conant. Mr. Luczkow also asked about density of the development in relation to other projects and residential neighborhoods in the community. He also asked that a rendering of the project (street view from Washington Street)

Sharon Stahl of 25 High Street asked if there were any exterior differences in the affordable units and how their location is determined. Atty. Haverty noted that there is a requirement for intersperse of units and the subsidizing agency (MassHousing) will approve their location. Mr. Conant noted that he is looking to develop several styles of units in the project and each style would be represented in the affordable units. Phasing and application of the 1:4 ratio for units was discussed.

Mike Marien of 43 Copper Lane asked about separation of the proposed driveway to the stream. Mr. Conant indicated that the proposed edge of the roadway will be 50' from the edge of the stream. He also asked about establishment of an end date of the project and expressed concern for long-term and sporadic construction impacts on the neighborhood. He also asked about the potential for enforcement action in the case of a situation like the over-cutting that occurred at the Solect ground-mounted solar site on the Upper Charles Trail. Atty. Haverty noted that the Conservation Commission will have jurisdiction.

Tim Petty of Quail Run expressed concern about the development's impact on eastbound a.m. traffic flow. The Chairman noted that traffic impacts will be reviewed in detail during the hearing process and may be the subject of peer review.

Julie Krass of 85 High Street asked about the proposed septic design. Atty. Haverty clarified that Title V requirements under the Board of Health's implementation will control.

Approved: May 31, 2017

**Holliston Zoning Board of Appeals
Meeting Minutes of May 3, 2017**

Jorge Londoko of 20 Copper Lane asked about potential impacts to property values. Atty. Haverty indicated that the Board is not allowed to look at that issue specifically (case law).

Bill Doonan of 4 Quail Run asked about the driveway design as it relates to the Town's regulations. Both the Applicant and the Chairman noted some standard design requirements that would apply.

The members discussed peer review. Mr. Liberis made a motion to designate Ms. Sherman to coordinate selection of peer review professionals. Atty. Haverty suggested traffic review as well as civil engineering. Mr. Love seconded with all in favor.

An agenda focused on civil engineering and traffic was discussed for the next session.

On a motion by Mr. Liberis, seconded by Mr. Love, the public hearing was continued until May 31, 2017 at 7:00 p.m.

Adjournment: The meeting adjourned at 8:40 p.m. on a motion made and duly seconded with all in favor.

Respectfully submitted,

Karen Sherman
Town Planner

Approved: May 31, 2017