

## **Holliston Planning Board Meeting Minutes of March 14, 2013**

**In Attendance:** Chairman Parashar Patel, Geoffrey Zeamer, Jack Donovan and Warren Chamberlain. Jonathan Loya was absent.

**Call to Order:** The Chairman called the regular meeting to order at 7:30 p.m. in Room 201 of the Town Hall, 703 Washington Street.

### **General Business:**

#### **1. Approval of Minutes**

On a motion by Mr. Chamberlain, seconded by Mr. Donovan, the Board voted unanimously to approve the minutes of January 22, 2013 as drafted.

#### **2. Approval Note Required Subdivisions**

- a. Lots 48, 49, 61 & 62 Mohawk Path (Highlands at Holliston)  
The members endorsed a plan prepared by Guerriere & Halnon, Inc. dated January 28, 2013 moving lot lines on lots 48A, 49B, 61B, and 62B within the Highlands at Holliston Subdivision. No new lots are being created.
- b. #72 and 76 Church Street  
The members endorsed a plan prepared by GLM Engineering Consultants, Inc. dated November 2009 (re-signed March 4, 2013) dividing #72 and 76 church Street. There are existing dwellings on each lot. The plan was initially endorsed in December 2009 but was never recorded.

#### **3. Articles for Annual Town Meeting**

##### **a. Downtown Traffic Study**

Based on the results of the Washington Street Road Safety Audit and Mr. Donovan's presentation to the Board of Selectmen, the members voted unanimously to co-sponsor the following Article language as suggested by the Town Administrator and voted upon by the Selectmen on February 6<sup>th</sup>: "To raise and appropriate or transfer from available funds a sum of money for the purpose of completing a traffic study and analysis, with the preliminary design of improvements, for downtown Holliston; or take any action relative thereto."

##### **b. Zoning By-Law Amendment – Section VII Site Plan Review**

The members also voted to sponsor the following Article: "ARTICLE : To see of the Town will vote to amend the Town of Holliston Zoning By-Laws at Section VII Site Plan Review by adding the following title and text (Note: Bold italicized text is new. Strikethrough text is to be modified.):

Section VII Site Plan Review

###### **6. Authority of the Board.**

***In the event the application is not revised as requested by the Planning Board to meet the General Conditions in VII(5), the Planning Board may deny the application. The decision shall be in writing and shall clearly state the reasons for denial.***

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***7. Filing of Decision and Appeal. The decision of the Planning Board shall be filed with the Town Clerk. The appeal of any decision of the Planning Board hereunder shall be made in accordance with the provisions of MGL c. 40A, s. 17.***

***7. 8. Enforcement***

or take any action relative thereto.”

**4. Grasshopper Tree Site Plan Review and Special Permit Deliberation**

The Chairman noted that based on Mr. Loya’s absence, discussion would be tabled until a future date. Ms. Sherman noted that Atty. Barbieri had informed her that he had a conflict on 3/28. The members agreed to cancel the 3/28 meeting and re-schedule. Ms. Sherman will coordinate polling the members and the Grasshopper development team.

**5. Construction Cost Estimate - HCK Realty, 136 Fisher Street**

The members reviewed the Form E prepared by GLM Engineering Consultants, Inc. for completion of required site improvements at 136 Fisher Street. Pending agreement by Westcott Site Services, the amount approved in order for the Inspector of Buildings to grant an occupancy permit is \$33,253.

**6. Medical Marijuana Workshop**

Mr. Chamberlain reminded members of the board that the Metrowest Collaborative is sponsoring a workshop on the regulation of medical marijuana dispensaries.

**Site Plan and Special Permit Public Hearing**

**Baystate Enterprises, 275 Hopping Brook Road (aka Lot 34)**

The Chairman opened the public hearing at 8:30 p.m. and waived the reading of the hearing notice. Present along with Rich Gordon, President of Baystate Enterprises, LLC were Brian Gillis and Ken McKenzie, PLS of Dunn McKenzie, Inc. Ms. Sherman gave an overview of the proposal, indicating that the site, located on an old gravel operation/quarry adjacent to Hopping Brook, was permitted for a 20,000 s.f. building for a prior owner, Hillview Equipment & Leasing, in 2002. Materials from the development of Cutler Heights were stockpiled on the site through Special Permit granted by the Board in 2010.

Mr. Gillis provided a detailed explanation of the proposal, noting the existing conditions as well as the proposed site development, including access and parking, loading docks, dumpster pad, drainage system, lighting, and landscaping. The referenced plans set is entitled “Site Development Plan for Lot 34, Hopping Brook Park” prepared by Dunn McKenzie, Inc. dated February 8, 2013. The parking calculation requiring 21 spaces is based on an assumption of 27 employees with expansion parking shown for an additional 35 spaces. Site elevations range from 228’ at Hopping Brook to 298’ at Hopping Brook Road. Several existing easements provide access to a site to the rear and the park’s drainage basin. The driveway is super-elevated with cape cod berm on both sides and a guardrail along the top of the steep slope down to the brook. No disturbance in the regulated wetland or riverfront area is proposed.

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Richard Westcott, PE of Westcott Site Services offered some comments on the proposed drainage system in correspondence dated March 6, 2013. An infiltration basin is proposed with a Stormceptor unit providing pre-treatment. Mr. Zeamer asked why roof runoff was not being infiltrated separately. Mr. Gordon indicated that it was cost-prohibitive.

The proposed building is 20,500 s.f. and a four-bay configuration is shown. Mr. Gordon noted that the building is a smaller version of his current building located at 330 Hopping Brook Road and that he already has a tenant for one of the units. The proposed uses will all fall into the Section II-A #42a "General Industrial" uses. A large retaining wall is planned for the eastern portion of the site from Hopping Brook Road down to the building pad. Planned lighting will not overspill the site and landscaping will add to the current screening. Mr. Gordon characterized the site as "not having any curb appeal."

No one spoke in favor or against the proposal when the Chairman asked for comments from the audience. Mr. Zeamer made a motion to close the public hearing. Mr. Donovan seconded with all in favor.

Mr. Donovan made a motion to approve the application based on the Board's standard conditions with an added special condition that no outdoor storage of materials and equipment other than fleet vehicles be allowed without further Board review. Details of the driveway improvements will be permitted by the Highway Department. A Certificate of Action will be filed on behalf of the Board.

**Adjournment** - The meeting was adjourned at 8:55 p.m. on a motion made and duly seconded. The next meeting is scheduled for Thursday April 11<sup>th</sup> at 7:30 p.m. The 3/28 meeting was cancelled.

Respectfully submitted,

Karen L. Sherman, Town Planner