

## **Holliston Planning Board Meeting Minutes of November 10, 2016**

**In Attendance:** Chairman David Thorn, Geoffrey Zeamer, Josh Santoro, and Karen Apuzzo-Langton. Warren Chamberlain 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. Approval of Minutes**

On a motion by Mr. Zeamer, seconded by Mr. Santoro, the minutes of August 25, September 29, October 13, October 20 and November 3, 2016 were approved as drafted. Mr. Thorn abstained from voting on September 29<sup>th</sup>'s draft, Mrs. Langton abstained from voting on August 25<sup>th</sup>'s draft, and Mr. Santoro abstained from voting on November 3<sup>rd</sup>'s draft as they were not present for those meetings.

#### **2. Approval Not Required Subdivision(s) of Minglewood Development, LLC (Brooksmont Meadow)**

The members tabled action on the application given the written request for extension received from Joyce Hastings, PLS of GLM Engineering Consultants, Inc. in order to have the Conservation Commission evaluate the proposed reduction in open space within the 3-lot subdivision at the same time they contemplate development impacts on each of the newly configured lots.

#### **3. Constitution Village & Highlands at Holliston of Construction Extension**

Atty. Paul Beattie was present for FRE Building/Constitution Village, LLC/Holliston Residential Realty along with Elizabeth Mainini, PE and Peter Lavoie of Guerriere & Halnon (G&H) to discuss extension requests. Ali Parand, PE of AP Associates was present on behalf of the Board.

***Constitution Village*** of Ms. Sherman noted that she, Mr. Parand and Highway Supt. Tom Smith had met earlier in the day with Ms. Mainini and Mr. Lavoie to discuss a plan of action given that 2 roadways within the subdivision of Minuteman Circle and Hiawatha Path of had been ripped up by the developer without notice. With the base course removed, concerns raised in November 2015 when utility trenching exposed suspected poor materials and ledge became a priority to resolve as did the need to secure safe access to the site in the 11<sup>th</sup> hour of the construction seasons. A series of compaction and materials tests were requested along with a horizontal realignment of the drainage structures to meet the roadway design plans prior to re-installation of the pavement. Mr. Parand expressed frustration with the lack of response to requested information (See Planning Board extension vote and memo of June 2016 from AP Associates and plans submitted October 30<sup>th</sup> from G&H) as well as the lack of developer restraint and engineering oversight on the project. He noted that on Minuteman Circle alone, every drainage structure needed significant horizontal adjustment to the curbline.

Ms. Sherman noted that the current surety agreement established in summer 2015 stands at \$2,032,287 and credited the developer for 100% of the gravel base, 50% of the base course of pavement and 50% of the manholes and catch basins. Mr. Parand was asked to re-calculate the value of the damage and he recommended an increased bond number of \$441, 239 or \$2,473,526 overall.

The following motion was made by Mr. Zeamer, seconded by Mrs. Langton with all in favor:

A. The surety bond amount should immediately be increased from its 2015 number upward to \$2,473,526; an increase of \$441,239 to reflect removal of the base course of pavement on most of Minuteman Circle and Hiawatha Path and the intersection of Old Cart Path and Minuteman, horizontal adjustments of drainage catch basins and manholes as identified by G&H by plan and in the field by inspection, and awaiting satisfactory roadbed testing on most of Minuteman Circle

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and Hiawatha Path and the intersection of Old Cart Path at Minuteman Circle. In summary, the 2015 bond represented 50% of the value of the base course and 50% of the value of the manholes and catch basins and 100% credit for the gravel base. These "credits" have all been increased to 100% value of those line items and the contingency number has been adjusted to reflect the new sub-totals.

B. At the discretion of Ali Parand, PE of AP Associates, the Board's consulting engineer/inspector, re-installation of the binder course of pavement on Minuteman Circle, Hiawatha Path and Old Cart Path (at the intersection of Minuteman only) is sanctioned until November 18th as long as 1. The testing results (boring and test pit logs demonstrating acceptable sub-base and depth to ledge, compaction testing and sieve analysis) are reviewed by AP Associates and determined to be acceptable, 2. Adjustments to drainage structures are completed and inspected by AP Associates to their satisfaction, 3. AP Associates is in receipt of an interim as-built of the prepared gravel roadbed (including the width of the roadway and 1 foot on each side as defined by the roadway cross-section) and finds the conditions acceptable, and 4. Residents of the impacted area(s) are given written notice of the construction schedule, and 5 satisfactory weather conditions (over 40 degrees and dry) prevail. Specifications on any gravel added to the roadbed(s) should be provided to AP Associates ASAP.

***Highlands at Holliston*** ó Upon receipt of requested materials delivered by hand by Ms. Mainini, Ms. Sherman suggested a short-term extension be granted so that a Form E Construction Cost Estimate could be reviewed and a punchlist for completion generated. On a motion by Mr. Zeamer, seconded by Mr. Santoro the subdivision extension will be revisited on December 8<sup>th</sup>.

#### **4. Hopping Brook Phase II ó Plan Amendment**

Peter Bemis was present from Engineering Design Consultants to request a series of field changes which shift the alignment of the roadway (Hopping Brook Road Extension) and alter the proposed drainage system.

On a motion by Mr. Zeamer seconded by Mrs. Langton, the members voted unanimously to support the field change requests documented on the plan set entitled "Modification Plans to the Amended Definitive Plan of Land, Hopping Brook Road and Utility Extension for the Hopping Brook Business Park in Holliston, Massachusetts (Middlesex County)", prepared by Engineering Design Consultants, Inc., (dated October 4, 2016 and revised on October 27, 2016) pending final stormwater review by AP Associates and in concert with the Conservation Commission. .

**Adjournment** - The meeting was adjourned at 9:25 p.m. on a motion made and duly seconded. The next meeting was scheduled for December 8<sup>th</sup> with a Downtown Corridor Workshop with MAPC staff planned for December 1, 2016.

Respectfully submitted,

Karen L. Sherman, Town Planner