

Holliston Planning Board Meeting Minutes of March 2, 2017

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

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

General Business:

1. Approval of Minutes

On a motion by Mr. Chamberlain, seconded by Mr. Zeamer, the minutes of February 2, 2017 were approved as drafted.

2. Site Plan Review- 28 South Street, Ashland, Brittany & Kevin Overshiner of Upswing Farm

Kevin Overshiner was present to discuss plans to expand Upswing Farm, leased from Charlie Nickerson. Construction of the proposed steel-framed plastic-covered greenhouse has begun. Propane tanks will be located on concrete pads adjacent to the greenhouse. The farm runs an 80-member CSA (2-day distribution with Spring, Summer and Fall Shares) and sells at the Ashland Farmers Market on Saturdays. The rolling farm stand is located approximately 60 feet from South Street. Three crushed gravel parking spaces are in place. Potential signage was discussed on both Highland and South Streets. A memorandum will be sent to the Building Inspector reflecting the review.

3. Constitution Village 6 Construction Update

Mrs. Langton made a motion to extend the construction deadline until March 31, 2017 in order to finalize a Memorandum of Understanding. Mr. Chamberlain seconded with all in favor.

4. Herb Chambers, 11 Bartzak Drive 6 Stormwater/Land Disturbance Permit

Atty. Frank Marinelli, Ed Clarke of Chambers Companies, Kelly Killeen, PE and Gabe Crocker, PE of CHA of Norwell, MA were present to discuss alterations to the existing parking lot for the proposed collision center and parts distribution facility. Approximately \$4.3 million in acquisition plus \$2 million in equipment and facility upgrades are being invested in the property. The ZBA issued a Special Permit for the uses in 2016. The Conservation Commission issued a negative Determination earlier in the week for the proposed work.

Mr. Crocker gave a detailed explanation of the proposed improvements, including re-grading to access the interior of the facility, employee parking, customer parking and entrance, stormwater mitigation, and temporary erosion controls. Catch basins upgrades and separate roof drains are being proposed. A groundwater interceptor trench is being maintained. The construction will be staged from Bartzak Drive.

No fencing within the lot is being proposed. Low-level lighting and a security system will be utilized. The dumpster and compactor system are used to recycle parts. A new internal floor drain system with alarmed tight tanks will be installed per the plumbing code.

Snow storage is accounted for in the design. The upper lot will serve as overflow. Landscaping is existing along the front of the corner lot and will be supplemented.

John Welsh, Director of Facilities noted that pending a successful bidding process, work will commence in mid-summer and is likely to continue until November 2017. It was suggested that the permit be issued with an end date of March 2018.

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Mr. Chamberlain made a motion to approve the application with no conditions. Mrs. Langton seconded with the vote as follows: 3 ó aye and 1 ó abstain (Mr. Zeamer abstained as he is a property owner at 20 Bartzak Drive and tenant at 75 October Hill Road).

5. Clover Fields Subdivision ó Construction Extension

At the request of the applicant and at the recommendation of staff, the subdivision construction was extended until September 28, 2017 on a motion by Mrs. Langton, seconded by Mr. Zeamer.

6. Brooksmont ó Surety Bond

Members endorsed the Performance Agreement already endorsed by Pulte and Arch Insurance Company in the amount of \$4,285,906. The amount was previously approved by the Planning Board.

7. Administrative Site Plan Review ó Hometown Auto, 1670 Washington Street

Joyce Hastings, PLS of GLM Engineering was present with the applicant, Mr. Ibrahim. She gave an overview of the site, noting an existing autobody repair shop constructed in the 1960s, a fenced car storage area and open vehicle sales display. A substantial addition (11,250 s.f.) is being proposed as well as stormwater improvements. A 2013 ZBA Special Permit governs the operations at the site.

Vehicles can be stored inside the building and service vehicles (i.e. flatbeds and wreckers) can drive through the building. There is currently no vehicle repair at this site. Sales are being consolidated between this location and his existing leased facility in east Holliston. The site is fenced around the perimeter and abuts the Upper Charles Trail. The house on the property serves as the office and has a key-drop for off-hour service. Peer review for stormwater management has been completed by TetraTech under the supervision of the Conservation Commission. Plans have been revised to reflect comments dated February 27, 2017.

8. Annual Town Meeting Preparation

A public hearing will be scheduled for March 30th for the downtown corridor zoning map changes and the petition article amending Section I-D. The Chairman reported that the Economic Development Committee had voted to support the map changes but not the prohibition on motor vehicle uses in the Village Center Commercial district. Members discussed attending the recreational marijuana forum at the Police Station on March 9th and potential policy approaches to the issue.

Public Hearing: Definitive Subdivision Plan Matthew Dellicker – 9 Whitney Street

The Chairman opened the hearing at 7:50 p.m. and waived the reading of the hearing notice. Joyce Hastings, PLS of GLM Engineering was present with the applicant to discuss the petition.

Ms. Hastings clarified the petition to ðemancipateö 100 Washington Street from the existing condominium association. The two existing buildings at 9 Whitney Street are served by an existing driveway which will become a private way through this subdivision. Ms. Hastings noted other land features. Lot 2 is presently utilized for Mr. Dellicker's home (constructed in 1885) and business (site plan to follow). There will be no new impacts to the Upper Charles Trail.

On a motion by Mrs. Langton, seconded by Mr. Chamberlain, the hearing was continued until March 16th at 7:30 p.m.

Adjournment - The meeting was adjourned at 10:00 p.m. on a motion made and duly seconded. The next meeting was scheduled for March 16, 2017 at 7:00 p.m.

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Respectfully submitted,

Karen L. Sherman, Town Planner