

Holliston Planning Board Meeting Minutes of January 12, 2017

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

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 Mrs. Langton, seconded by Mr. Zeamer, the minutes of January 4, 2017 were approved as drafted.

2. FY18 Budgets

On a motion by Mr. Santoro, seconded by Mrs. Langton to approve the proposed FY18 Departmental Budget Request of \$83,328 for the Chairman to present to the Finance Committee on January 24th.

3. Articles for Town Meeting

Road Acceptances: Mr. Zeamer made a motion to transmit two placeholder articles to the Board of Selectmen for streets within the Evergreen Square and Highlands at Holliston subdivisions. It was noted that both subdivisions are not 100% complete and completion of all tasks is highly dependent upon the weather. A re-evaluation of remaining field tasks, road as-builts, easements and acceptance plans will be completed in early April. Mrs. Langton seconded with all in favor.

Zoning By-Law Amendments: Mrs. Langton made a motion to transmit eight placeholder articles regarding amendments to the Zoning By-Laws, one to delete the provisions of Section IV-A(4) and seven to address the various segments of amendments to Section II-B Location of Districts as outlined in the Downtown Corridor plan discussions (administrative changes, R-1 changes in Marked Tree area, Village Residential Mudville and Green Street, Village Residential Elm-Grove, Village Center Commercial at Concord Street, Village Center Commercial at Railroad and Woodland, and Village Center Commercial at Washington Street) and Section III Use Regulations, to prohibit uses (E) Motor Vehicle (1-4) within the Village Center Commercial District (V-C). Josh Santoro seconded the motion with all in favor.

4. Constitution Village - Construction Extension

Elizabeth Mainini, PE from Guerriere and Halnon was present along with Atty. Paul Beattie of FRE Building. A few updates were provided. Mrs. Langton made a motion to extend the construction deadline to 1/26 for additional input from AP Associates and Atty. Bobrowski. Mr. Santoro seconded with all in favor.

5. Summitpointe Construction Extension

Atty. George Connors was present to discuss the revised Form E estimates for the project (an increase to \$632,169) and request for extension to 2019. Additionally, the project is being re-financed and the bank (Rockland Trust) is asking the Board to affirm Release of Lots from the covenant. Mr. Santoro made a motion to approve the surety amount as recommended by staff and AP Associates - \$632,169, extend the construction period to November 15, 2019, endorse the letter to Rockland Trust as prepared by Nature Walk's counsel, and follow-up on public access requests, including the one made by Ms. Borman. Mr. Zeamer seconded with all in favor.

**Holliston Planning Board
Meeting Minutes of January 12, 2017**

6. Hopping Brook Park 6 Plan Amendment.

Tabled until next meeting.

7. Downtown Corridor Plan Discussion Workshop

Materials for the 2/2 public forum are under development and will be circulated to members before the next meeting. MAPC staff sent a report indicating that 40% of funds have been expended. The June completion date is still firm.

Adjournment - The meeting was adjourned at 8:40 p.m. on a motion made and duly seconded. The next meeting was scheduled for January 26, 2017.

Respectfully submitted,

Karen L. Sherman, Town Planner