

**Holliston Planning Board
Meeting Minutes of July 19, 2018**

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

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:

Re-organization

Mr. Santos nominated the existing slate of Mr. Thorn as Chairperson, Mrs. Langton as Vice Chairperson, and Mr. Santoro as Clerk/Agent. Mrs. Langton seconded. There were no further nominations. The vote in favor was unanimous.

Mrs. Langton made a motion for a 9 o'clock quorum for the evening.

Approval of Minutes

On a motion by Mr. Santos, seconded by Mr. Santoro, the minutes of June 21, 2018 were approved as drafted. Mrs. Langton and Mr. Chamberlain abstained as they were not present.

Approval Not Required Subdivisions

a. 245 Fiske Street

On a motion by Mrs. Langton, seconded by Mr. Santos, the Board approved and endorsed a plan prepared by GLM Engineering Consultants, Inc., for Minglewood Development, LLC dated June 21, 2018.

b. 45 Chestnut Street

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the Board approved and endorsed a plan prepared by GLM Engineering Consultants, Inc., for Kase Family Realty Trust dated July 13, 2018 and revised July 17, 2018.

Site Plan Review ó OSRD Preliminary Plan, Liberty Estates, 289 Hollis Street

Atty. George Connors of Connorstone Engineering, Inc., was present along with the owner, Mr. Patel and his development consultant, Mr. Gowdy, to discuss the Site Plan Review/Preliminary Subdivision application for a proposed two (2) lot Open Space Residential Development located adjacent to 289 Hollis Street. Comment letters received from the Health Agent (dated July 2, 2018) and the Fire Chief (dated July 9, 2018) were entered into the record. Issues raised by the Fire Chief were discussed in detail regarding site access. Mr. Connors agreed that further technical review and discussion with the Chief would occur prior to Definitive Subdivision approval.

The site contains a total of 4.2 acres with an existing single family dwelling. The currently developed area will be divided out as a separate Approval Not Required (ANR) lot and has not been included in the current application. This leaves a remaining area of 3.2 acres for the proposed development. The proposed plan includes a new roadway to be constructed off of Hollis Street north of the existing driveway. The proposed roadway has an overall length of 300 feet with a tee-type turnaround at the end.

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Mr. Connors noted that this land is surrounded by Holliston Conservation Commission property (Daniels Conservation Area) and the planned open space would be an addition to that dedicated open space. Issues of access design, snow storage, drainage design, and open space preservation and management will be flushed out further for the next submittal.

On a motion by Mr. Santos, seconded by Mrs. Langton, the application was approved with directives for definitive plan application as listed above (See plan entitled "Preliminary Plan, Conventional Layout, Liberty Estates in Holliston, MA" and "Preliminary Plan, Open Space Development, Liberty Estates in Holliston, MA" both prepared by Connorstone Engineering, Inc., dated June 21, 2018).

Site Plan Review Amendment to HYSA, 150 Marshall Street

Mr. Santos identified himself as an abutter and stepped away from the table under provisions of GL c. 268. Anthony Capella, Jay Robie and other HYSA Board members were present to discuss the proposed seasonal use of temporary, portable lighting on the two turf fields as indicated in their letter and drawing of July 6th. The 10-week timeframe proposed is a result of daylight savings time, beginning approximately September 15th. Friday November 9th would be the end date in 2018.

HYSA Board members noted that there are 65 volunteer coaches and 750 kids in their programs per season and scheduling is a constant challenge, especially as they compete for usage of Town facilities. The program serves ages 5 and up. Comparisons to usage by the youth football programs at Stoddard Park were drawn. It was noted that there are 10-12 homes nearby that facility. Practices typically begin at 4 p.m. and the coveted spots are 6 p.m. or 6:30 p.m. Multiple teams practice on the same field. The fields are located substantially lower than the parking area.

It was noted that the Inspector of Buildings had expressed concerns about diesel storage and re-fueling, especially in proximity to wetlands. It was noted that the units run 60-80 hours per tank and the lights can operate on a timer. Facility rental income to other entities contributes to maintenance of the facility but no lighting is proposed for those uses.

Members expressed the need to visit the site and investigate mitigation under the Zoning By-Law standards. On a motion by Mr. Santoro, seconded by Mrs. Langton, the application was continued until the next meeting on August 30th.

Highlands at Holliston to Status Update & Field Change Requests

Tabled

Adult Use Marijuana Establishment Zoning and Regulation

Tabled

Anna Place OSRD to Waiver Request

George Connors of Connorstone Engineering, Inc. was present to discuss the request of Chelcie Development for an additional occupancy permit. He provided a status update on the Conservation Restriction and noted that the Restriction should be in place within the month.

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On a motion by Mr. Santos seconded by Mr. Chamberlain, members voted to issue a memorandum to the Inspector of Buildings allowing for issuance of an occupancy permit.

Public Hearing

Modification to the Definitive Subdivision Plan - Constitution Village

The Chairman re-opened the public hearing at 8:25 p.m. Atty. Bobrowski provided an overview of the status of the proposal. A draft decision, construction schedule, and status plan were presented for discussion by Atty. Roeloffs. He was present with Atty. Paul Beattie of Fafard Real Estate and Development and Elizabeth Mainini, PE and Dale McKinnon, PE of Guerriere & Halnon.

Ali Parand, PE noted his comment letter and expressed concerns about the proposal to salvage segments of the binder as expressed by Atty. Roeloffs as well as aspects of the construction schedule. It was agreed that contact would be made with Chris Palmer, PE regarding details of his opinion letter and that the engineers, staff and attorneys would meet prior to the next hearing to work on additional details to present to the Board members.

On a motion by Mrs. Langton, seconded by Mr. Santoro the construction deadline and public hearing were both extended to September 6th.

Adjournment - The meeting was adjourned at 9:10 p.m. on a motion made and duly seconded. The next meeting was scheduled for August 30, 2018 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner