

Holliston Planning Board Minutes of October 1, 2018

In Attendance: Chairman David Thorn, Karen Apuzzo-Langton, Jason Santos and Warren Chamberlain. Josh Santoro was absent. Also in attendance was Atty. Mark Bobrowski.

Call to Order: The Chairman called the regular meeting to order at 7:05 p.m. in Room 014 (Downstairs Conference Room) of Town Hall.

Approval Not Required Subdivision

Mr. Santos made a motion to approve endorsement of the plan prepared by GLM Engineering Consultants, Inc. (dated 9/12/18) for Lots 17 and 18 Kingsbury Drive in the Evergreen Square Subdivision.

Continued Definitive Subdivision Modification Public Hearing Constitution Village

The Chairman re-opened the public hearing at 7:05 p.m. Mr. Santos made a motion for an 8:30 p.m. curfew. Mrs. Langton seconded with all in favor. Present on behalf of Constitution Village, LLC were Atty. Jeff Roeloffs, Atty. Paul Beattie and Dale MacKinnon, PE of Guerriere and Halnon. Dale MacKinnon reviewed the ongoing work at the site.

Members reviewed a draft Certificate of Action drafted by both attorneys and redlined for comparison. Primary issues of discussion were details of the construction extension and phased completion (#8), including the developer's lack of willingness to install curbing on the north side of Old Cart Path because of pending home construction. It was noted that the area is used for material stockpiling, parking and equipment storage. Concerns were raised that the asphalt berm will also be damaged in the interim given the intensity of the storage areas. It was agreed that driveway cut(s) with stoned construction entrances could be utilized to limit the access points. Atty. Roeloffs agreed to produce a detailed plan showing the staging areas and erosion control measures by October 11th to be reviewed and approved by the Board at its meeting of October 18th. The issue of the expired Order of Conditions was discussed with no conclusion (Letter O will be omitted from Phase I language). Atty. Bobrowski noted that a copy of the plan will be delivered to the Conservation Commission for informational purposes. It was noted that letter L in the Phase I work is redundant.

Atty. Bobrowski noted that the automatic rescission provision in his draft decision had been eliminated by Atty. Roeloffs. Atty. Roeloffs discussed his concerns. Modified language to address those concerns and preserve the Board's rights to pursue the bond in case of default was discussed as well as an extension of the Phase II construction deadline until December 31, 2018. Items with November 15th deadlines (new Phase I) include: installation of the remaining granite curbing on Minuteman and Governor Prence, installation of erosion control measures throughout the project (silt sacks, etc.), and the installation of asphalt berm on the north side of Old Cart Path. Phase III consists of all other items.

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Within the other proposed conditions, it was noted that the reference plan needs to be revised as a condition of the original of approval regarding density is not compliant under the plan submitted. Atty. Bobrowski noted that he would also discuss the armored slope issue further.

Revised plan to be included in the revised draft for action on October 4th. Deadlines for filing the decision were agreed upon. Atty. Roeloffs requested a continuance until October 4th. Mrs. Langton made a motion, seconded by Mr. Chamberlain, the public hearing was continued until October 4th at 7:40 p.m.

Adjournment

On a motion made and duly seconded, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Karen L. Sherman
Town Planner

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