

**Holliston Planning Board
Meeting Minutes of October 4, 2018**

In Attendance: Chairman David Thorn, Karen Apuzzo-Langton, Warren Chamberlain, Jason Santos 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:

Approval of Minutes

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the minutes of October 1, 2018 were approved as drafted.

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the minutes of September 6, 2018 were approved as drafted.

Approval Not Required Subdivision of Area of 29 Hill Street and O Norfolk Street

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the Board approved and endorsed a plan by Colonial Engineering, Inc. for Amber Two R&D, LLC dated September 12, 2018 creating seven lots with frontage on Norfolk Street within the Residential and AR-2 zoning districts.

Stormwater and Land Disturbance Permits of Amber Two R&D, LLC (Norfolk Street)

All seven proposed lots noted above have individual permits filed for four-bedroom home construction. Each has an established limit of work and each has a stormwater system (infiltration units, grass swales and French drains) designed to handle driveways, rooftops and lot grading with the exception of Lot 5. Prescribed maintenance is based on monitoring the sediment accumulation. Mr. Merriken noted that the 100-year storm design regulations are not met and require a waiver from strict compliance. He confirmed that all drainage is directed away from the street. Lots 5-9 flow is directed to the adjacent wetland on the powerline/utility easement. Mr. Merriken requested that the permit be granted for a two-year period given the number of lots rather than the standard one-year period.

Ms. Sherman noted that Health Agent Scott Moles had reviewed the plans and offered some comments in a memo dated October 3, 2018 and she had integrated his suggestions into a draft decision. On a motion by Mr. Santos, seconded by Mr. Chamberlain, the application was approved based on the draft decision dated October 4, 2018.

Public Hearing

Scenic Road Permit – Amber Two R&D, LLC – Norfolk Street

The Chairman opened the hearing at 7:05 p.m. and waived the reading of the public hearing notice. Dan Merriken was present along with his client, Jason Cordos of Amber Two Realty. Mr. Merriken noted that the sight distances for the proposed seven (7) driveways will be improved by removal of vegetation on the lots that is encroaching into the right-of-way. The stone wall was characterized as free form and its condition is currently poor as it is masked by the overgrown vegetation. Each driveway is proposed to remove and relocate 20' of wall with the stones being utilized to improve other portions of the wall. A single 24" tree is proposed to be removed. It was noted that the tree is located on the outside of the utility line running parallel

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to the street and may be removed by the utility company. Mr. Merriken noted that new plantings would be most appropriate on the lots rather than in the right-of-way. A total of (12) 20" caliper trees were suggested as mitigation across the frontage.

Paul Mulvaney of 698 Norfolk Street expressed a concern for tree removal in general along the run of frontage. Some discussion of the Scenic Road By-Law and Shade Tree Act followed.

On a motion by Mrs. Langton, seconded by Mr. Chamberlain, the Scenic Road Permit was approved with conditions.

**Continued Public Hearing
Special Permit – Common Driveway
Daniel and Jacqueline Rutowicz – 667 Highland Street**

The Chairman re-opened the hearing at 7:40 p.m. Present with the applicant was Atty. Peter Barbieri. He reviewed the prior Special Permit and noted that it had expired as has the Order of Conditions. The proposed common driveway is approximately 240' long to access a new dwelling unit and the existing multi-family structure on the root lot owned by Dr. Rutowicz.

A Draft Certificate of Action was reviewed. Some discussion of the need for inspections arose (#10 and #15) followed. Mr. Santoro made a motion to approve the certificate of action as drafted. Mr. Chamberlain seconded with all in favor.

**Continued Public Hearing
Definitive OSRD Subdivision – Liberty Estates, 289 Hollis Street**

The Chairman re-opened the public hearing at 7:50 p.m. Present with the applicants from RCVA, LLC were Ted Gowdy of Gowdy Group and Atty. George Connors. Mr. Connors reviewed the overall plan and the plan revisions made to accommodate the Fire Chief's concerns as well as the Board's peer review consultant (see letter from McClure Engineering dated September 18, 2018). He noted that there is no discharge into the town's drainage system within Hollis Street as a result of the revisions.

A letter from Robert Mather, Esq. dated October 3, 2018 was entered into the record with regard to the disposition of the open space. Mr. Connors noted he had discussed disposition with the Conservation Commission but no conclusions were reached. He also reviewed the requested waivers from strict compliance with the Planning Board's Regulations. Ms. Sherman noted that McClure just got authorization to proceed with review of the revisions and should have a response within several days.

Mrs. Langton made a motion to direct the Town Planner to draft a certificate of action for review and continue the public hearing until October 18th. Mr. Chamberlain seconded with all in favor.

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Public Hearing

Zoning By-Law Amendments

The Chairman opened the hearing at 8:10 p.m. and waived the reading of the notice. In summary, the following was under consideration as discussed with Atty. Feoderoff in September:

Section I-E - Definitions

Section VIII ó Temporary Moratorium on Recreational Marijuana Retailers

Section III G #7 ó Industrial Use (Marijuana)

Section III G #8 ó Industrial Use (Marijuana Retailers)

VII 2.b.v ó Site Plan Review

Mr. Santos made a motion to recommend favorable action on the articles as drafted. Mr. Chamberlain seconded with the vote in favor as follows: 4- aye and 1 ó no (Mr. Santoro).

Continued Public Hearing

Modification to the Definitive Subdivision Plan – Constitution Village

The Chairman re-opened the hearing at 8:30 p.m. A draft Certificate of Action updated October 4th was reviewed and discussed. It was noted that both Atty. Roeloffs and Atty. Bobrowski had weighed in on the document earlier in the day and it was circulated by e-mail. Alterations to the Phase II deadline (January 9, 2018), deadline for granite curb installation (Phase II), and deadline for sidewalk installation (Phase III) were discussed in detail per e-mail request of Atty. Roeloffs dated October 3rd.

On a motion by Mrs. Langton made a motion to approve the draft as amended through discussion. The motion was seconded by Mr. Chamberlain with the vote as follows: 3 ó aye and 2 ó abstain (Mr. Santoro and Mr. Santos).

On a motion by Mr. Santos, seconded by Mr. Chamberlain, Ms. Sherman was directed to correspond with the Building Inspector with regards to the real estate sign located at the intersection of Concord Street and Old Cart Path.

Adjournment - The meeting was adjourned at 8:55 p.m. on a motion made and duly seconded. The next meeting was scheduled for October 18, 2018 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner