

**Holliston Planning Board
Meeting Minutes of January 6, 2014**

In Attendance: Chairman Geoffrey Zeamer, Vice Chairman Warren Chamberlain, David Thorn, Parashar Patel, Rachelle Finn and Taro Matsuno.

Call to Order: The Chairman called the regular meeting to order at 7:30 p.m. in Selectmen's Meeting Room (#105) of the Town Hall, 703 Washington Street.

General Business:

1. Approval of Minutes –11/21/13 and 12/5/13

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the members approved the minutes of November 21, 2013 as written. On a motion by Mr. Patel, seconded by Mr. Chamberlain, the minutes of December 5, 2013 were approved as amended through discussion.

2. Approval Not Required Subdivision(s)

On a motion by Mr. Patel, seconded by Mr. Chamberlain, the members voted unanimously to empower the Agent to endorse the plan prepared by Guerriere and Halnon dated December 24, 2013 for Holliston Residential Realty, LLC for adjustments to lots 79 - 81 Mohawk Path within the Highlands at Holliston Definitive Subdivision.

3. Field Changes

a. Cedar Knoll Estates (*Open Space drainage easement rear of Lot 4*)

The Board approved a requested field change to alter the drainage easement in the rear of Lot 4 to separate it from the grading easement for the septic system on a motion by Mr. Chamberlain, seconded by Mr. Thorn. Correspondence from GLM Engineering dated December 11, 2013 was put on record.

b. 100 Central Street (*handicapped parking and curb cut location*)

The Board approved a field change relocating the handicapped parking based on a plan entitled "Site Modification Plan: Hollis Plaza & Central Street" prepared by GLM Engineering dated December 5, 2013. The motion was made by Mr. Patel and seconded by Mr. Chamberlain with all in favor.

Special Permit Public Hearing

Village Green Landscape and Lawn Services, 11 Bartzak Drive

The Vice Chairman opened the public hearing at 7:30 p.m. and waived the reading of the public hearing notice. Mr. Zeamer recused himself from the table as he has been identified as an abutter. Present for the applicant Village Green Landscaping and Lawn Services was Atty. Michael Healy and President Dan Brown.

Atty. Healy noted that Village Green has been in business in Holliston for over 20 years and has grown its business to include a substantial snow plow fleet. The proposed location for equipment storage at 11 Bartzak is within an area of existing parking which is not utilized by the owner or any building tenants. Mr. Brown clarified that approximately 20 parking spaces will be utilized for summer storage of pick-up trucks with snow plows and winter storage of landscape trailers.

Ms. Sherman noted that the Applicant's place of business is 94 Bartzak Drive, approximately 600 feet away from this proposed equipment storage site at 11 Bartzak Drive. Under the

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provisions of Zoning By-Laws Section V-C, shared parking would be allowed by-right within 300 feet by agreement of the parties. She added that the Zoning Board of Appeals granted a Special Permit to Cold Chain Technologies in July 2013 for an expansion of the tenant space in the building. That permit specifically prohibits outside storage of materials and equipment, so there are no competing interests for use of the space. It was confirmed that they are currently the single tenant and occupy the entire building.

The members discussed General Conditions of approval as well as limiting the activity to the applicant only and prohibiting any material storage. Mr. Brown agreed to the proposed conditions. Mr. Patel made a motion to issue a Certificate of Action for conditional approval of the application as discussed. Mr. Thorn seconded with all in favor.

Mr. Patel made a motion to close the public hearing. Ms. Finn seconded with all in favor.

**Special Permit Public Hearing
Grasshopper Tree, 67 Jeffrey**

The Chairman opened the public hearing and waived the reading of the notice. Present with owner Jedd Barclay were Atty. Peter Barbieri and Joyce Hastings, PLS of GLM Engineering Consultants, Inc.

Atty. Barbieri reiterated that the review limited to Applicant's request to substitute a graded slope for retaining wall. He noted that the remaining work items (tree removal and installation of 15' pile height marker) had been completed since December 5th.

Ms. Hastings gave an overview of the as-built plan dated December 4, 2013 and a report from Geotechnical Consultants, Inc.(GC) dated December 27, 2013 and a provided a written response to Atty. Fenton's e-mail of January 6, 2014. GC provided conclusions with regard to slope stability, vegetative cover, and limit of storage. In his e-mail response of January 6, 2014, Dick Pizzi of GC noted that standard industry practices were used to evaluate the slope stability and the conclusions reached were that the present slope conditions are stable under both static and seismic loading and the soils within the slope have sufficient reserve capacity.

Raising concerns about the site and its management were Larry Gordon of Cold Chain Technologies located at 29 Everett Street and his attorney, Joshua Lee Smith of Bowditch & Dewey. The two questioned the as-built plan, the geotechnical report and advocated for a repeat of the work as well as peer review as did Mr. Patel. After some discussion about the value of potential peer review, the members agreed to visit the site individually with Ms. Hastings to make their own observations.

Mr. Chamberlain made a motion to continue the public hearing until January 23, 2014 at 8:15 p.m. Mr. Thorn seconded with all in favor.

Adjournment - The meeting was adjourned at 9:50 p.m. on a motion made and duly seconded. The next meeting was scheduled for Thursday, January 23, 2014.

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Respectfully submitted,

Karen L. Sherman, Town Planner