

## **Holliston Planning Board Meeting Minutes of April 10, 2014**

**In Attendance:** Chairman Geoffrey Zeamer, Warren Chamberlain, David Thorn, Rachelle Finn and Associate Taro Matsuno. Parashar Patel was absent. Also present was Richard Westcott, PE of Westcott Site Services.

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

### **General Business:**

1. Approval of Minutes ó On a motion by Mr. Thorn, seconded by Ms. Finn, the Board voted to approve the minutes of March 27, 2014 as drafted.
2. Approval Not Required Subdivision ó 944 Washington Street  
Atty. Barbieri was present to ask the board to re-endorse a plan prepared by Goldsmith, Prest & Ringwall, Inc. as a Land Court issue has arisen with a closing on the property (L.C. Plan 1824-A). The revised plan is dated April 3, 2014 and will supersede the November 18<sup>th</sup> plan previously endorsed by the Board's Agent. Mr. Chamberlain made a motion to endorse the plan. Mr. Thorn seconded with all in favor.
3. Recommendation to Zoning Board on Use Variance Application - 453 Hanlon St.  
After reviewing the application, the members expressed no objections to the variance petition given the planned two-lot density of the OSRD development.

### **Continued Site Plan Review and Special Permit Public Hearing Solect Energy Development, LLC, 58 Hopping Brook Road**

The Chairman re-opened the public hearing at 7:45 p.m. Present for the applicant were Atty. Peter Barbieri of Fletcher Tilton and Miguel Linera of Solect. Atty. Barbieri presented revised site plans dated April 10<sup>th</sup> as well as a revised construction schedule to reflect comments received at the March 27<sup>th</sup> hearing session. The end date of construction has been targeted for December 30<sup>th</sup>. Revisions include adjustments to detention basins 2 and 3 to remove them from the wetland buffers. Location of the access drive and several rows of panels have been adjusted on Lot A to accommodate these changes. Atty. Barbieri also referenced an article for the Annual Town Meeting regarding power purchase from the project which will represent 35% of the municipality's power demand.

The members reviewed two draft Certificates of Action (Certificate) for the project ó one for Special Permit and Site Plan Review and one Common Driveway Special Permit. Proposed Special Conditions for the use were discussed in detail, especially numbers 2, 15, and 21.

Mr. Chamberlain made a motion to close the public hearing and approve with Common Driveway Special Permit as outlined in the draft Certificate. Mr. Thorn seconded with the vote in favor as follows: 4 ó aye and 1 ó abstain. Mr. Chamberlain also made a motion to approve the Special Permit and Site Plan approval per the draft Certificate with amendments as discussed. Mr. Thorn seconded with the vote in favor as follows: 4 ó aye and 1 ó abstain. The final Certificates are labeled Attachment A.

**Holliston Planning Board  
Meeting Minutes of April 10, 2014**

**Zoning By-Law Amendment Public Hearing: Floodplain Regulations**

The Chairman opened the public hearing at 8:00 p.m. and waived the reading of the hearing notice. The text of the amendments as recommended by the MA DCR Flood Hazard Management Program Mapping Coordinator was reviewed. After limited discussion and a review of the four subject panels, Mr. Chamberlain made a motion to close the public hearing and make a favorable recommendation to the Town Moderator on the article as presented. Mr. Thorn seconded with all in favor.

**Summitpointe Definitive Subdivision Modification Public Hearing**

The Chairman re-opened the public hearing at 8:15 p.m. Based on a written request for continuance from the applicant, the Board voted unanimously to grant a continuance until April 24<sup>th</sup> at 8:30 p.m. on a motion by Mr. Thorn, seconded by Mr. Chamberlain.

**Planning Board Rules and Regulations Amendment Public Hearing**

The Chairman re-opened the public hearing at 8:20 p.m. and began discussion of the planned changes to Article II, Section 3.3.1 and Article IV, Sections 4.2.2, 4.3.1 and Appendix D (Form E 6 Construction Cost Estimate), Article VII, Section 7.2.1, and proposed Article VIII, Section 8.1, 8.2, and 8.3 (Common Driveways). Mr. Westcott provided some background on the Form E and made a suggestion to revise the first sentence of Section 8.2 to reflect the need for both a Registered Professional Engineer and Professional Land Surveyor.

Mr. Thorn made a motion to close the public hearing and approve the proposed amendments as revised through discussion (Section 8.2). Mr. Chamberlain seconded with all in favor.

**Adjournment** - The meeting was adjourned at 9:02 p.m. on a motion made and duly seconded. The next meeting was scheduled for April 24, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner