

Holliston Planning Board Meeting Minutes of March 13, 2014

In Attendance: Chairman Geoffrey Zeamer, Warren Chamberlain, David Thorn, Parashar Patel and Alternate Taro Matsuno. Ms. Finn was not present.

Call to Order: Mr. Zeamer 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 of February 20, 2014**
On a motion by Mr. Thorn, seconded by Mr. Chamberlain, the Board voted to approve the minutes of February 20, 2014 as drafted.
2. **Approval Not Required (ANR) Subdivision of 0 Concord Street**
John Nenart was present from Guerriere & Halnon to present the re-division of lots along Concord Street for the 126 ANR Residential ANR RT, LLC from a recent ANR. This action by the Board effectively wipes out the Indian Trails Definitive Subdivision in its entirety. Several common driveways are planned for access, both of which require relief from the Zoning Board of Appeals as well as Special Permits from the Planning Board. The plan for 6 lots was prepared by Guerriere & Halnon and is dated March 12, 2014. Mr. Patel made a motion to empower the Agent to endorse the plan. Mr. Chamberlain seconded with all in favor.
3. **Clearview Estates II Field Change of Drainage Easement**
Mr. Nenart also presented a proposed field change regarding the existing drainage basin easement on Lots 188 and 190 on Indian Ridge Road South. The change is proposed to accommodate placement of the structure per the Conservation Commission's request. Access to the detention basin is not changed and the reduction in the area is less than 200 s.f. Mr. Patel made a motion to empower the Chairman to endorse the revised plan prepared by Guerriere & Halnon dated March 13, 2014 for P.G. Construction Management, LLC of Millis. Mr. Chamberlain seconded with all in favor.
4. **Road Acceptances for Town Meeting - Brandon Lane & Indian Ridge South**
 - a. **Brandon Lane.** Mr. Nenart also present a March 4, 2014 petition from D&F Afonso RT to place road acceptance on the warrant for the Annual Town Meeting. As-Built and Acceptance plans prepared by Guerriere & Halnon (dated March 3, 2014) have been provided and AP Associates has signed off on the final field inspections on behalf of the Planning Board. The \$58,000 bond will remain in place until after Town Meeting and a deed is provided. Final clean-up will be completed prior to the Selectmen laying out the street for acceptance. Mr. Patel made a motion to reserve an article for acceptance. Mr. Chamberlain seconded with all in favor.
 - b. **Indian Ridge Road South.** After some discussion of the bond layout and maintenance, Mr. Patel made a motion to reserve an article for the re-acceptance of this street. Mr. Chamberlain seconded with all in favor.
5. **100 Central Street - Temporary Occupancy**
Atty. Peter Barbieri was present with owner Dan Nissi to discuss approval of the final parking lot and patio plans for the commercial block. GLM has provided an interim as-

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built plan. Site Supt. Michael Andrews has provided a final punchlist of remaining items. Atty. Barbieri requested that the Board consent to issuance of a 90-day completion on the remaining exterior items. The Inspector of Buildings is willing to issue a 30-day completion period for remaining interior items. Mr. Thorn made a motion to accept the proposed timeframes for completion. Mr. Chamberlain seconded with all in favor.

Definitive Subdivision Modification Public Hearing - Summitpointe

The Chairman opened the public hearing at 8:35 p.m. and asked that all sign the attendance sheet. He explained the public hearing process, beginning with a presentation by the applicant, followed by questions from the Planning Board members, Town departments and Board consultants, and then questions/concerns from the audience.

Present for Summit Pointe Realty Trust was Atty. George Connors of Connorstone Consulting Civil Engineers and Land Surveyors. He indicated that his client has the property under agreement with Northeastern University and that the proposal is essentially the same as was approved by the Planning Board and Board of Health in 2003 with several modifications because of the partial completion of the 1,900 feet of roadway and changes in town regulations/standards. He indicated that the bulk of the site work, roadway construction and stormwater basin work has been completed and is in satisfactory condition. As-built drawings have been completed and a list of remaining work, interim engineering work and corrections/changes has been provided for the Board's consideration. A staff meeting and site visit was completed several months ago with Mr. Westcott participating in the pre-application process suggested by the Board.

Mr. Connors reviewed the plan set dated January 15th as well as narrative materials provided with the application and acknowledged receipt of comments from Westcott Site Services (dated February 17, 2014), Holliston Police Department (dated February 27, 2014), Holliston Fire Department (dated March 11, 2014) and Conservation Commission Agent (dated March 5, 2014).

Concerns were raised from members regarding Chief Cassidy's comments dated March 11th. Mr. Connors noted that the prior approval included a requirement for in-home sprinklers and that his client would abide by that. He was asked to follow-up with the Chief for the next hearing session. Additionally, after some discussion of the proposed drainage system retrofit to meet NPDES requirements, additional information was requested on the overall design as well as proposed plantings. Additional information on curbing options was also requested.

Expressing concerns about the proposal were the following abutters: Justin Thermos and Nikki Borman of 50 Highland Street, Clifford and Diane Reeves of 91 Highland Street, and Pamela Murray of 108 Highland Street. Issues raised concerned screening and stormwater easements along the existing dwellings on Highland Street (#34, 50, 74 and 108) as well as overall stormwater management design and treatment. Mr. Connors agreed to provide planting details for lots 1, 2 & 3. Concerns about impacts to existing private wells were raised and a referral was made to the Board of Health as the regulatory authority for both placement (i.e. distances between wells as well as distances between wells and septic systems) and water pressure and quality issues (e.g. residual pesticides from long-term agricultural use). An inquiry was made as

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to the building lots in Ashland accessing via the roadway. Mr. Connors noted that they would likely have private wells and septic systems.

Mr. Patel made a motion to continue the public hearing until 8:15 p.m. on March 27th. Mr. Thorn seconded with all in favor.

Continued Public Hearing

Common Driveway Special Permit – O Concord Street

Based on a written request from the applicant's representative, Benchmark Engineering, dated March 7th, Mr. Patel made a motion to continue the public hearing until April 24th at 8:00 p.m. Mr. Chamberlain seconded with all in favor.

Adjournment - The meeting was adjourned at 10:20 p.m. on a motion made and duly seconded. The next meetings were scheduled for March 27, April 10 and April 24, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner