

**Holliston Planning Board
Meeting Minutes of April 24, 2014**

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

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 Mr. Chamberlain, the Board voted to approve the minutes of April 10, 2014 as drafted.

**Special Permit Common Driveway Public Hearing
126 Residential ANR Realty, LLC - 0 Concord Street**

The Chairman opened the public hearing for Lots 3A, 4A and 5A at 8:00 p.m. and waived the reading of the hearing notice given that only the applicant's representative Peter Lavoie of Guerriere & Halnon, Inc. was present. Mr. Lavoie provided an overview of the common driveway proposal for 3 lots to be located several hundred feet north and opposite of Old Cart Path on Concord Street (see plan dated March 10th). He noted that the proposal has received a variance from the Zoning Board of Appeals and will need approval from the Conservation Commission. He also noted that additional Board of Health witnessed soil testing is needed to determine the final septic and house locations. He noted that the driveway has a guardrail at the entrance as well as guardrail and riprap slope for approximately 100 feet to the "50' No Disturb" wetland below. He added that the driveway placement has been reviewed with MassHighway staff in the field but no access permit has been granted. Stopping sight distance has been measures at 400' in the northerly direction and 600' in the southerly direction. Access and utility easements are proposed.

Members asked about alternative lot line and drive locations, ultimate development of the entire site (i.e. Indian Trails Definitive Subdivision) and expressed concern about the poor condition of Concord Street in the immediate area. A request was made for the curb cut drawing and application that will be provided to MassHighway. Comments from the Water Superintendent dated April 1, 2014 were discussed and Mr. Lavoie agreed that a hydrant location and cross-country water line will be added to the plan. No one was present in the audience for questions or comments.

**Special Permit Common Driveway Public Hearing
126 Residential ANR Realty, LLC - 0 Concord Street**

The Chairman re-opened the public hearing for Lots 2 and 6 at 8:15 p.m. and waived the reading of the hearing notice given that only the applicant's representative Peter Lavoie of Guerriere & Halnon, Inc. was present. Mr. Lavoie clarified that this is the southerly drive opposite Concord Street previously discussed and there is an open hearing with the Conservation Commission on this proposal and filings have been made with the Board of Health for septic design approvals. Discussion of the two petitions merged.

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Mr. Lavoie made a request to continue the public hearings until the next available meeting to address comments of Westcott Site Services and the Holliston Water Department as well as to provide copies of the Curb Cut Plan and Application for Permit to Access State Highway from MassHighway and Zoning Board Variance. Mr. Chamberlain made a motion to continue both public hearings until 8:00 p.m. on May 1st. Mr. Thorn seconded with all in favor.

Summitpointe Definitive Subdivision Modification Public Hearing

The Chairman re-opened the public hearing at 8:30 p.m. Based on a written request for continuance from the applicant, the Board voted unanimously to grant a continuance until May 1st at 8:15 p.m. on a motion by Mr. Thorn, seconded by Mr. Chamberlain.

Adjournment - The meeting was adjourned at 8:40 p.m. on a motion made and duly seconded. The next meetings were scheduled for May 1, May 22 and June 12, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner