

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

**In Attendance:** Chairman Geoffrey Zeamer, Warren Chamberlain, Taro Matsuno, Nikki Borman and David Thorn.

**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 June 12, 2014: On a motion by Mr. Thorn, seconded by Mr. Matsuno, the Board voted to approve the minutes of June 12, 2014 as drafted.
2. Subdivision Construction Extensions and Surety Adjustments:
  - a. Evergreen Square  
Mr. Chamberlain made a motion to issue a short-term extension for the completion of the subdivision until October 23, 2014. No changes to the surety were recommended. Mr. Thorn seconded with all in favor.
  - b. Highlands at Holliston  
Mr. Thorn made a motion to issue a short-term extension to the subdivision construction deadline until July 31, 2014 when the surety recommendation will be refined. Mr. Chamberlain seconded with all in favor.
3. Field Changes of Deer Run and Highlands at Holliston
  - a. Highlands at Holliston  
Bob Poxon, PE was present from Guerriere and Halnon (G & H) to discuss proposed field changes to the drainage system on Mohawk Path and Detention Basin #7. Drainage from the armoured-sloped lots (Lots 59 of 68A) on the southeast side of Mohawk, Indian Circle, and open space parcel J is being channeled to the street via an existing drainage swale and new series of catch basins to prevent localized flooding and undermining of the slope. The changes identified on a plan prepared by G & H dated May 28, 2014 were identified by former Board of Health Agent Ann McCobb and were peer reviewed by Westcott Site Services (see memo dated July 2, 2014). Mr. Matsuno made a motion to approve the field changes. Mr. Chamberlain seconded with the vote as follows: 4 of aye, 1 of abstain (Ms. Borman).
  - b. Deer Run  
George Connors, Esq. was present from Connorstone Engineering to discuss a proposed relocation of the fire protection cistern in the area of the cul-de-sac of Anna's Way. The field change, documented on a Connorstone plan dated June 24, 2014, is requested due to ledge and an alternate location has been approved by the Fire Chief and AP Associates (see e-mail dated June 27, 2014). Mr. Chamberlain made a motion to approve the change as requested. Mr. Thorn seconded with all in favor.

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4. Surety and Lot Release of Hopping Brook Park Phase II

The Board approved a surety amount of \$21,089 for completion of the Hopping Brook road cul-de-sac and endorsed a lot release for Lot A pending receipt of a proper form of surety on a motion by Mr. Thorn, seconded by Mr. Chamberlain.

5. Board Work Program and Planning Update

Ms. Sherman provided a reminder for the Downtown Visioning Session II - Wed, July 16<sup>th</sup> at 7 pm Middle School Auditorium. Discussion of Rules and Regulations changes for July 31<sup>st</sup> followed. Atty. Bobrowski has been brought on board to assist with the design review guidelines and by-law amendments utilizing remaining FY14 professional services monies.

**Continued Joint Scenic Road and Shade Tree Act Public Hearing  
Sorensen – 560 Prentice Street**

The Chairman re-opened the hearing at 8:00 p.m. along with Tree Warden Mark Ahronian. Mr. Ahronian reiterated that the existing treed mound seems to be the limiting factor driving the application and that the proposed earthwork within the right-of-way is within the Planning Board's jurisdiction. Daniel McCarthy and Katie Sorensen, owners and applicants, were present. Mr. McCarthy explained that the existing driveway grade and position limit their sight distance and high speeds along the roadway make their driveway situation perilous on a regular basis.

Selectmen Jay Leary was present and expressed a concern that no interim measures have been put in place since the last meeting (e.g. mirrors, improved signage, brush cutting) and the applicants need to consider alternatives to the proposed tree removal and re-grading.

The Chairman asked for a clarification of the proposed dimensions of the mound and the size of trees to be removed. Members were polled and were generally supportive of the proposal and comfortable with the regulations standards. The hearing recessed while the applicants left to provide a sketch.

Upon return, the applicants presented a sketch for the file indicating that the proposed re-grading area is 21' across on Prentice Street and the 6 trees to be removed range from 21" caliper to 6". The first tree to be removed is 17' from the existing driveway. Mr. Ahronian noted that he would like to have driveway relocation re-evaluated by a designer so that he can see a cost comparison of the alternatives.

Mr. Chamberlain made a motion to approve the proposal as refined, contingent upon approval by Mr. Ahronian. Ms. Borman seconded with all in favor. Mr. Matsuno made a motion to close the public hearing. Mr. Chamberlain seconded with all in favor.

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**“Brooksmont Meadow” OSRD Definitive Subdivision Public Hearing**

**Brooksmont Realty Trust, Off Dodd Drive**

The Chairman opened the public hearing at 8:35 p.m. and waived the reading of the notice given that only owner Dennis Morgan, Atty. Angelo Catanzaro and Dean Schofield, PE were present for the application. Mr. Schofield gave an overview of the permitting status, noting that the Conservation Commission issued an Order of Conditions for the 3-lot private road project on June 25<sup>th</sup>. He noted that their approval includes a wetland crossing for Lot 2, a program for invasive species management, and future review of each house lot. Conservation Parcels 1 and 2 total 76% of the total site and are connected to one another via two access easements over Lot 2. The Chairman asked that trail signage be included on the plans.

Stormwater management is proposed as infiltration for the roadway, roofs and driveways. The roadway cross-section indicates it is super-elevated and wooden guardrails are proposed on both the end of roadway and Lot 2 driveway. A series of retaining walls separate the house lots from the open space. Snow removal by the Homeowner's Association was discussed in detail as was a proposed construction sequence.

Comments entered into the record include Westcott Site Services (dated July 7, 2014), Fire Chief (dated July 9, 2014) and Police Dept. (dated July 1, 2014). Mr. Schofield indicated that plan revisions will be completed based on Westcott's comments as well as the direction of the Water Supt. Potential waivers were identified by Westcott and Ms. Sherman.

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the public hearing was continued until July 31<sup>st</sup> at 8:00 p.m.

**Adjournment** - The meeting was adjourned at 9:35 p.m. on a motion made and duly seconded. The next meeting was scheduled for July 31, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner