

Holliston Planning Board Meeting Minutes of September 18, 2014

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

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 - July 31, 2014 and August 28, 2014:
On a motion by Ms. Borman, seconded by Mr. Thorn, the minutes of July 31st and August 28th were approved as written.
2. Approval Not Required Subdivisions:
On a motion by Mr. Thorn, seconded by Ms. Borman, the members endorsed a plan entitled "Plan of Land for John T. O'Connell, prepared by GLM Engineering Consultants, Inc., dated July 30, 2013 for property at 65 Pearl Street, owned by Donald MacLeod and Karen Conca. The plan shows an addition of 219 s.f. to correct an existing zoning violation. The land is being taken from an adjacent conforming lot (96 Prospect Street).
3. Brookmont Meadows's Endorsements & Surety:
Members endorsed an executed covenant and final plans for the subdivision approved July 30th.
4. Site Plan Amendment of Baystate Engineering, 275 Hopping Brook Road:
Rich Gordon, President of Baystate Engineering was present to discuss a series of plan amendments as well as incomplete items at the 275 Hopping Brook Road site. Also present was Rich Westcott, PE of Westcott Site Services who inspected the site on behalf of the Board. Mr. Gordon presented two letters from James Nieva, PLS of Dunn McKenzie, Inc. detailing field changes that were made during construction (See letters in file dated September 8 and 18, 2014.). Items include: boulder and chainlink fencing along Hopping Brook road, boulder retaining walls and rip rap slopes, curbing, and detention basin reconfiguration. Several pictures of the site were reviewed (See memorandum from Westcott Site Services dated September 17, 2014.). It was noted that detention basin grading has extended onto adjacent property. Mr. Gordon assured the members that a correction will be made or an easement put in place. He also indicated that the site had been hydroseeded and that nursery stock was delivered to the site and would be installed prior to any occupancy of the building.

After some discussion, Mr. Thorn made a motion to accept the field changes and authorize the Town Planner to issue a memorandum to the Inspector of Buildings regarding compliance with Section VII(5) upon receipt of a \$50,000 performance bond to insure completion of required improvements prior to September 2016. Additional changes were discussed to supplement the approved plantings. A revised as-built will be provided for Planning Board review and acceptance prior to issuance of a permanent Certificate of Occupancy.

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5. Site Plan Rules & Regulations: Performance Standards & Design Guidelines ó Working Session:

Members reviewed draft text for a new section of Site Plan Review Regulations (draft dated 9/11) as well as supplemental language offered by Mr. Thorn. Members will meet with Atty. Bobrowski on October 2nd to discuss further.

6. Article(s) for the Special Town Meeting:

After some discussion of a proposed õband-aidö amendment to Section V-K (3. Design Guidelines), the members decided to wait until a more comprehensive amendment could be offered. Ms. Sherman will request a proposal for zoning by-law amendments and pursue funding options.

Continued Public Hearing

“Hopping Brook Business Park” Definitive Subdivision Modification

The Chairman re-opened the public hearing at 8:35 p.m. Based on a request to continue the hearing from Stan Gordon, COO of First Colony Development dated September 17th, Mr. Thorn made a motion to continue the hearing until 8:00 on October 2, 2014. Ms. Borman seconded with all in favor.

Adjournment:

The meeting was adjourned at 8:50 p.m. on a motion made and duly seconded.
The next meeting was scheduled for October 2, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: October 2, 2014