

**Holliston Planning Board
Meeting Minutes of October 2, 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:

Approval of Minutes – September 18, 2014

On a motion by Ms. Borman, seconded by Mr. Thorn, the minutes of September 18, 2014 were approved as written. Messrs. Chamberlain and Matsuno abstained as they were absent that date.

Approval Not Required Subdivisions

John Nenart, Survey Manager was present from Guerriere and Halnon (G&H) to discuss several plans.

Mohawk Path

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the members voted to enable the Agent to endorse a plan entitled "Plan of Land" for Holliston Residential Realty, LLC prepared by Guerriere and Halnon, Inc. dated July 23, 2014 for adjustments to lots 77 and 78 on Mohawk Path. Lots will now both access Mohawk Path.

Old Cart Path and Minuteman Circle

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the members voted to enable the Agent to endorse a plan entitled "Plan of Land" for Constitution Village, LLC prepared by Guerriere and Halnon, Inc. dated October 2, 2014 for 8 lots on Old Cart Path and Minuteman Circle. Mr. Nenart explained that the approved subdivision decision allowed for up to 51 lots. This particular configuration of lots nets two building lots.

Surety – Road A, Highlands at Holliston

Mr. Nenart was also present to discuss establishing surety for Road A (aka Old Cart Path) within the Highlands at Holliston Definitive Subdivision. A Form E Construction Cost Estimate was prepared by Mike Dean, PE of G&H and adjusted based on a peer review letter from Rich Westcott of Westcott Site Services dated October 1, 2014. Ms. Borman made a motion to approve the surety in the amount of \$78,262 as recommended. Mr. Thorn seconded with all in favor.

Ms. Sherman noted that this segment of roadway had been factored into a previously approved surety estimate and Lot Release for Old Cart Path within the Constitution Village Subdivision. She suggested rescission of the Lot Releases and the surety amount approved in December 2013 would be in order. Mr. Chamberlain made a motion to rescind the prior surety vote. Mr. Thorn seconded with all in favor.

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Solect, 58 Hopping Brook Road – Site Plan Amendment

Attorney Peter Barbieri and Miguel Linera were present to discuss a September 22, 2014 request from Atty. Barbieri to approve a plan amendment regarding the pole racking system and endorse the final set of plans (GLM Engineering Consultants, Inc. dated July 20, 2014) in accordance with conditions 6 and 8 of the Special Permit and Site Plan Review decision of April 10, 2014. Also provided were a set of Terrafarm Racking engineering plans. Additional information was requested on the track record of the racking system in New England locations as well as details of the anchoring system/process (i.e. dust control and de-watering). After some discussion of the changes and request for additional information to be provided to the Board and the Building Department, the Agent endorsed the plan set.

Review of October Zoning Board of Appeals Applications

The members reviewed a Use Variance application for Prospect Street (home occupation in a detached building) and a Special Permit for Washington Street aka Pope Road Industrial Park (cell tower). Recommendations will be drafted to the Zoning Board of Appeals for their meeting of November 15th including suggestions for a balloon test and additional information of provider coverage.

Rules & Regulations Amendments – Working Session

It was noted that Atty. Bobrowski had asked the members to re-schedule the working session until October 23rd. After some discussion, all were in agreement to add the recommendations regarding Subdivision Regulations developed by AP Associates and the Highway Dept. to the proposed amendments for consideration. Messrs. Thorn and Matsuno gave an update of the Downtown Steering Committee session earlier in the week.

Continued Public Hearing

“Hopping Brook Business Park” Definitive Subdivision Modification

The Chairman re-opened the public hearing at 9:15 p.m. and entertained a continuance based on an e-mail dated September 29th from the applicant. Ms. Borman made a motion to continue the public hearing until 7:45 p.m. on October 23rd. Mr. Chamberlain seconded with all in favor.

Adjournment - The meeting was adjourned at 9:30 p.m. on a motion made and duly seconded. The next meetings were scheduled for October 23, November 13, December 4 and December 18, 2014 as well as January 8 and 22, 2015.

Respectfully submitted,

Karen L. Sherman, Town Planner