

## **Holliston Planning Board Meeting Minutes of October 23, 2014**

**In Attendance:** Chairman Geoffrey Zeamer, Taro Matsuno, and David Thorn. Warren Chamberlain and Nikki Borman 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 of October 2, 2014:  
On a motion by Mr. Thorn, seconded by Mr. Matsuno, the minutes of October 2, 2014 were approved as written.
2. Approval Not Required Subdivision(s)  
On a motion by Mr. Matsuno, seconded by Mr. Thorn, the members endorsed a plan entitled "Plan of Land in Holliston, MA" for town of Holliston prepared by colonial Engineering, Inc. of Medway, MA dated September 30, 2014. The plan depicts two building lots within the AR-B zoning district and one parcel (Parcel 2) labeled "Not a Buildable Lot under Current Zoning Laws". The two lots are the subject of an affordable housing RFP being solicited by the Holliston Housing Trust.
3. Solec, 58 Hopping Brook Road of Site Plan Amendment/Request for Saturday Work  
Present were Atty. Peter Barbieri and ---- from Solec to discuss a request for Saturday work hours for panel installation, an amended project construction schedule, and changes to the panel tables and installation previously approved. At the Planning Board meeting of October 2nd site plan amendments were endorsed and additional information was requested regarding the proposed TerraSmart hardware and installation process. The members accepted the changes and modified the Saturday work request to 9:00 a.m. to 4:00 p.m.
4. Evergreen Square Subdivision of Request for Extension  
Members reviewed correspondence from Lou Petrozzi, President of Wall Street Development dated October 15, 2014 requesting an extension to the construction deadline for the subdivision through June 1, 2015. Mr. Matsuno made a motion to approve the extension. Mr. Thorn seconded with all in favor.
5. Rules & Regulations Amendments of Working Session  
Atty. Bobrowski was present to discuss proposed performance standard and design review guidelines for non-residential projects for both site plan review and special permits. A draft will be prepared for action on November 13<sup>th</sup> based on the mark ups and discussion of recodification. Additional subdivision regulations amendments will be considered as well.

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**Continued Public Hearing**

**“Hopping Brook Business Park” Definitive Subdivision Modification**

The Chairman re-opened the public hearing at 7:45 p.m. and noted receipt of a request for continuance from Stan Gordon of First Colony Development. On a motion by Mr. Thorn, seconded by Mr. Matsuno, the public hearing was continued until November 13<sup>th</sup> at 7:45 p.m.

**Public Hearing**

**Site Plan Review and Special Permit – 330 Hopping Brook Road**

**Solar Flair Energy, Inc.**

The Chairman opened the public hearing at 8:00 p.m. and waived the reading of the public notice given that only the applicant was present in the audience. Jeff Constantine and Kyle Hadley were present from Solar Flair to discuss the petition.

Mr. Constantine provided an overview of the proposed 576.29 kW DC roof-mounted photovoltaic array on the existing multi-tenant industrial structure (See Planning Board Special Permit of December 11, 2003 for a 48,000 s.f. multi-tenant office and manufacturing building.).

The development consists of two photovoltaic arrays consisting of a total of 1,859 solar panels occupying approximately 1 acre (38,430 s.f.). The single inverter and utility AC disconnect have been located directly adjacent to the existing utility pad mounted transformer and loading dock located at the northwest corner of the building. Specifications for the inverter, panels and mounting system were provided.

Items of note addressed during the hearing included: staging area identification, provisions of a construction schedule, and provisions of warning signage. Members expressed concern for snow loading. No party of interest was present to speak for or against the petition. Mr. Matsuno made a motion to close the public hearing and issue a Certificate of Action for the applications based on the Board's standard conditions. Mr. Thorn seconded with all in favor.

**Adjournment** - The meeting was adjourned at 9:45 p.m. on a motion made and duly seconded. The next meeting was scheduled for November 13, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner