

Holliston Planning Board Meeting Minutes of December 4, 2014

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

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 November 13, 2014

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the draft minutes of November 13, 2014 were approved as written.

2. Highlands at Holliston's Request for Construction Extension/Surety Adjustments

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the Board voted to extend the construction deadline to May 15, 2015 and to adjust the surety to \$1,677,612.57 as recommended in a memorandum from the Town Planner and Highway Superintendent dated December 1, 2014. The project is bonded in six segments with United Casualty and Surety Insurance Company. All Continuation Certificates are current and will be adjusted to reflect the approved amounts.

3. Summitpointe's Surety Establishment

Mr. Chamberlain made a motion to establish a baseline surety amount for the partially-constructed roadway and improvements within the Summitpointe subdivision based on a Form E for \$572,081 dated November 13, 2014 prepared by Vito Colona, PE of Connorstone Engineering. Mr. Thorn seconded with the vote as follows: 4 to aye, 1 to abstain (Ms. Borman). Clarification of the cistern size may result in a pro-rated bottom line.

4. Special Permit and Site Plan Review Regulation Amendments

Atty. Bobrowski submitted a final draft of Regulation changes to Article VII as a result of meeting with the members on November 13th. After some discussion of the changes, Mr. Matsuno made a motion to approve the changes as revised. Ms. Borman seconded with all in favor.

Continued Public Hearing

Site Plan Review and Special Permit

"Amusement Bark Doggie Daycare" - 55 Whitney Street

The Chairman re-opened the public hearing at 7:40 p.m. Given a request for continuance from Robert Weidknecht, RLA from Beals & Thomas, Mr. Thorn made a motion to continue the public hearing to December 18th at 7:45 p.m. Mr. Chamberlain seconded with all in favor.

Continued Public Hearing

"Hopping Brook Business Park" Definitive Subdivision Modification

The Chairman re-opened the public hearing at 7:45 p.m. Given a request for continuance from Jon Delli Priscoli, Tr. of New Hopping Brook Realty Trust dated November 25, 2014, Mr. Matsuno made a motion to continue the public hearing until January 8, 2015 at 7:45 p.m. Mr. Thorn seconded with all in favor.

**Holliston Planning Board
Meeting Minutes of December 4, 2014**

Public Hearing

Definitive OSRD Subdivision-Scenic Road /Shade Tree Act

William Bernard – 453 Hanlon Road

The Chairman opened the public hearing at 8:00 p.m. Present with the Applicant and Owner, William Bernard was Paul DeSimone of Colonial Engineering in Medway. They presented an overview of the plans and application materials. It was clarified that there is no need for the advertised Scenic Road and Shade Tree Act public hearing as the stone wall is located wholly outside the right-of-way and the three trees have been deemed dead or dying by the Tree Warden. It was noted that the perimeter stone walls are extensive and 5-6øhigh.

Mr. DeSimone clarified the requested waivers from the Board's Subdivision Regulations, including modified construction standard (s. 5.2.5.4.a and Table A), corner rounding (s. 5.2.1.g), leveling area (s. 5.2.1.a), curbing (s. 5.2.5.5.a), and street trees (s. 5.5.5.3).

Joe and Paula Mark of 100 Wilson Street were present to speak in favor of the proposal, noting the importance of preserving open space in the area.

On a motion by Mr. Thorn, seconded by Mr. Chamberlain, the board voted unanimously to continue the public hearing to December 18th at 8:00 p.m.

Public Hearing

Definitive Subdivision Modification – White Pine Estates (Katie's Way only)

The Chairman opened the public hearing at 8:25 p.m. and waived the reading of the notice given that only the Applicant and his attorney/engineer were present. George Connors gave an overview of the existing conditions, noting that the change in economy, modified land transfer from an abutter (Costanza Realty Trust) and expiration provisions in the covenant caused this small part of the subdivision to remain unbuilt and in need of modification.

Waivers from Section 4.3.3.1.k regarding large tree identification, Section 5.2.4.b regarding a modified turnaround, Section 5.3.3 regarding depth of drainage pipe cover in a specific location, and Section 5.4.3.a regarding street lighting were discussed. The proposed dead-end street is 350ølong and a temporary turnaround easement is proposed with a tie-in to existing drainage in the subdivision. Wetland buffers, proposed øParcel Aø open space and proposed grading were discussed as well as plans for an adjacent parcel located to the east. Members discussed a hybrid roadway classification (rural residential lane and local residential) and construction standard to reflect a 40øright-of-way with 20øof pavement and a sidewalk. Plan amendments will be prepared for the next hearing session.

No one was present in the audience to speak for or against the proposal.

On a motion by Mr. Thorn, seconded by Ms. Borman, the members voted to continue the public hearing to December 18th at 8:15 p.m.

**Holliston Planning Board
Meeting Minutes of December 4, 2014**

**Continued Public Hearing
Subdivision Rules & Regulations Amendments**

The Chairman re-opened the public hearing at 9:20 p.m. Mr. Chamberlain made a motion to approve the changes to the Subdivision Regulations (Section 5.2, 5.3, and 5.4) as presented in a draft dated November 13, 2014. Ms. Borman seconded with all in favor.

Adjournment - The meeting was adjourned at 9:35 p.m. on a motion made and duly seconded. The next meeting was scheduled for December 18, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner