

**Holliston Planning Board
Meeting Minutes of December 18, 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 December 4, 2014

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the draft minutes of December 4, 2014 were approved as amended.

Continued Public Hearing

Site Plan Review and Special Permit

"Amusement Bark Doggie Daycare" - 55 Whitney Street

The Chairman re-opened the public hearing at 7:45 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 January 8, 2015 at 8:00 p.m. Mr. Chamberlain seconded with all in favor.

Continued Public Hearing

Definitive OSRD Subdivision

William Bernard – 453 Hanlon Road

The Chairman opened the public hearing at 7:45 p.m. Present to discuss the petition was Applicant/Owner William Bernard. Members discussed a draft Certificate of Action. Mr. Bernard commented on Special Conditions 14 and 15 and the members agreed to modifications based on the nature of the agricultural preservation restriction proposed per MGL c. 184, s. 32 and 33. It was determined that public access is not warranted over the private way and the site will not be served by public water supply per the zoning by-law provisions of Section V-H(8). A finding to reflect this determination will be added in the Waiver section.

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

On a motion by Mr. Chamberlain, seconded by Ms. Borman, the Board voted unanimously to approve the Certificate of Action as amended through discussion. Ms. Borman moved to close the public hearing. Mr. Thorn seconded with all in favor.

Continued Public Hearing

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

The Chairman re-opened the public hearing at 8:05 p.m. The Applicant/Owner Steve O'Leary and his attorney/engineer George Connors were present. Plan revisions dated December 5 and 18 were discussed, including the "hybrid" Local Residential roadway cross-section showing 20' of pavement, vertical curbing and one sidewalk within a 40' right-of-way. Mr. Connors noted that the sidewalk had been placed on the south side of the roadway as an existing headwall on the north side is prohibitive.

Approved: January 8, 2015

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

On a motion by Mr. Matsuno, seconded by Mr. Thorn, the members voted to approve the draft Certificate of Action as amended (plan revisions dated December 18th). Ms. Borman made a motion to close the public hearing. Mr. Chamberlain seconded with all in favor.

**Washington Hills Senior Residential Development-Site Plan Review Amendment
Washington Street-Pulte Homes**

Reed Blute and Mark Mastroianni of Pulte Homes of New England were present along with Matt Leidner, PE of Civil Design Group, LLC to discuss proposed site plan amendments for this senior residential development approved by the Planning Board by Special Permit and Site Plan Review in May 2007. Proposed amendments are summarized in correspondence from Mr. Leidner dated November 13, 2014 and site plans dated May 11, 2007 with revisions through November 5, 2014.

Mr. Mastroianni gave an overview and Mr. Leidner gave a detail review of the proposed changes and the background of each feature re-designed.

Additional information was requested regarding unit floor plans, street lighting, landscaping, centralized mailboxes, and connection/crossing of the Upper Charles Trail. Discussion was continued to January 22, 2015 in order to complete stormwater peer review and Conservation Commission permitting (public hearing scheduled for January 6, 2015).

Adjournment - The meeting was adjourned at 9:50 p.m. on a motion made and duly seconded. The next meeting was scheduled for January 8, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner