

## **Holliston Planning Board Meeting Minutes of February 12, 2015**

**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 Not Required Subdivision(s)  
On a motion by Mr. Thorn, seconded by Mr. Chamberlain, the Board voted unanimously to empower the Agent to re-endorse a plan of land prepared by GLM Engineering Consultants, Inc. dated January 8, 2015. The plan shows an addition of approximately 3000 s.f. to #8 Whispering Lane, a lot subject to a Special Permit from the Zoning Board of Appeals.
2. Planning Board Regulations  
6 Members reviewed proposed Section 7.7 Senior Residential Dwelling Developments within the Special Permit and Site Plan Review Regulations (draft dated February 5<sup>th</sup>). Edits were offered to Section 7.7.2 Design Guidelines regarding quality of life issues facing the aging population including mail delivery and handicapped access. Mr. Chamberlain made a motion to approve the Regulations as discussed. Mr. Thorn seconded with all in favor. It was noted that existing Sections 7.7 & 7.9 will be re-numbered to follow this insertion.
3. Annual Town Meeting: Articles, Road Acceptances  
This matter was tabled until March 5<sup>th</sup>. Status reports on Rocky Woods Trail, Courtland Pines Drive and Connolly Way will be provided for evaluation with weather-dependent physical inspections to follow. The Town Planner will consult with the Town Administrator about possible additional scope of work and funding for downtown traffic and the status of the previous Town Meeting appropriation. Some Zoning By-Law amendments regarding the Village Center zoning district will be outlined and legal counsel costs projected.

### **Continued Public Hearing**

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

The Chairman re-opened the public hearing at 7:45 p.m. and noted that the Applicant had requested an additional continuance to March 5<sup>th</sup>. Mr. Thorn made a motion to continue the public hearing until March 5<sup>th</sup> at 7:45 p.m. pending Conservation Commission stormwater management peer review. Mr. Chamberlain seconded with all in favor.

### **Continued Site Plan Review Amendment**

#### **Washington Hills Senior Residential Development**

Reed Blute of Pulte Homes of New England and Matt Leidner, PE of Civil Design Group, LLC of North Andover were present to discuss progress made in revisions to the project based on input from the Conservation Commission regarding stormwater management peer review, landscaping and open space disposition as well as responses to Planning Board concerns from the previous meeting. Narrative materials were provided by Mr. Leidner dated February 5<sup>th</sup> regarding sidewalks, stormwater peer review, street lighting, and Upper Charles Trail crossing. It

**Approved: 3/5/15**

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was noted that the Board of Health has issued an approval and some of the conditions need to be incorporated into the overall construction management under the Special Permit and Site plan approvals. Mr. Blute clarified that a third party property management agent would be hired to complete or sub-contract all common tasks such as snow plowing and stormwater management monitoring and upkeep.

Mr. Thorn made a motion to continue the discussion to March 5<sup>th</sup> at 8:15 p.m. pending Conservation Commission action and preparation of a draft certificate of action incorporating site plan amendments as well as some project features. Special Permit conditions will be reviewed (e.g. #36 regarding CSX) and legal counsel consulted if required. The Chairman agreed to follow-up on the centralized mailbox issue with the Postmaster.

**Adjournment** - The meeting was adjourned at 9:10 p.m. on a motion made and duly seconded. The next meeting was scheduled for March 5, 2015.

Respectfully submitted,

Karen L. Sherman, Town Planner