

## **Holliston Planning Board Meeting Minutes of April 9, 2015**

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

**Call to Order:** The Chairman called the regular meeting to order at 7:30 p.m. in the Room 014 of the Town Hall, 703 Washington Street.

### **General Business:**

#### **1. Approval of Minutes of March 25, 2015**

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the draft minutes of March 25, 2015 were approved as written.

#### **2. Approval Not Required Subdivision of Constitution Village Definitive Subdivision**

John Nenart from Guerriere & Halnon was present to discuss two plans within the Constitution Village Definitive Subdivision. The plans relocate one existing lot line (lots 57A and 58A) and net lots (lots 38-45) resulting in the maximum number of lots allowed under the definitive subdivision approval (51 building lots). The plans were both prepared by Guerriere & Halnon and were dated March 4th and 2nd respectively. Mr. Matsuno made a motion to empower the agent to endorse the plans as presented. Mr. Chamberlain seconded with all in favor.

#### **3. Road Acceptance Recommendations**

The following report will be submitted to the Board of Selectmen:

Courtland Pines Drive: This 6-lot subdivision (2 existing houses) was approved in November 2005 and was modified in August 2007 under the Town's Open Space Residential Development (OSRD) by-law adopted in May 2007. Two open space parcels totaling 11.64 acres were dedicated to the Conservation Commission in October 2012. The top course of pavement was installed in September 2014 and the site has over-wintered and been maintained to the satisfaction of the inspector.

The Planning Board is holding \$40,814 in performance bond on the project for clean-up and punchlist items. Based on the list and the responsiveness of the developer, the Planning Board would recommend going forward with this acceptance at this time. When final clean-up occurs in the next few weeks, the site will be re-inspected and the bond re-assessed. If items are not complete, a conversion of some funds to maintenance bond will be required.

Connolly Way: This 4-lot OSRD subdivision was approved in November 2008. An open space dedication of 2.77 acres was made to the Conservation Commission in October 2014.

The Planning Board is holding \$35,653 in performance bond on the project for clean-up and punchlist items. The Board's inspector has provided the owner with a detailed list of clean-up items in concert with the Highway Supt., none of which rise to the level of significant (e.g. removal of silt fence and grade stakes). Based on the list and the responsiveness of the developer, the Planning Board would recommend going forward with this acceptance at this time. When final clean-up occurs in the next few weeks, the

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site will be re-inspected and the bond re-assessed. If items are not complete, a conversion of some funds to maintenance bond will be required.

Rocky Woods Trail: This 7-lot OSRD subdivision was approved by the Planning Board in August 2011. Roadway construction began immediately thereafter. An open space dedication of 7.2 acres was made to the Holliston Conservation Commission and an additional 3.74 acres to the Hopkinton Conservation Commission.

The top course of pavement was installed in September 2014 and the site has been over-wintered and maintained to the inspector's satisfaction. The Planning Board is holding \$64,306 in performance bond. There are no punchlist items remaining on this project and the Planning Board would recommend going forward with this acceptance at this time.

Attorney Peter Barbieri noted that he had submitted a package for completion of Bartzak Drive to the Board of Selectmen. The item will not be placed on the Warrant for the Annual Town Meeting. It was suggested that the December 2013 punchlist be updated.

#### **4. Recommendation to ZBA: 397 Hollis Street ó Large Scale Solar**

Members discussed the Use Variance petition of BWC Charles River, LLC of Boston to construct a 2.6 MWDC ground-mount PV array at property owned by Joseph Finn at 397 Hollis Street. The 41 acre parcel is currently part of the town's c. 61A inventory as pasture and forest land. The proposal includes approximately 15 acres of tree clearing and 8.5 acres of panels.

The level of detail provided is just conceptual. The Building Inspector has determined that site plan review would be required for the project. A memorandum will be drafted to the Zoning Board of Appeals for their public hearing scheduled for April 15<sup>th</sup> including the overall appropriateness of the use on the agricultural land (Note: system is not integral to farm production and therefore not covered under the c. 40A, s. 3 exemption), concerns for impact on Mellen Street neighbors, security and control of the "attractive nuisance" site given the proximity to the High School.

### **Continued Public Hearing**

#### **Special Permit Common Driveway – 58 Hopping Brook Road**

The Chairman re-opened the public hearing at 7:45 p.m. Present for the applicant were Atty. Peter Barbieri and Eric Dickinson, Project Engineer from GLM Engineering Consultants, Inc. The two reviewed plan changes since the last session. Draft Certificates of Action for the both the Common Driveway Special Permit and Site Plan Review were reviewed.

Mr. Matsuno made a motion to close the public hearing. Mr. Chamberlain seconded with all in favor. Mr. Chamberlain made a motion to conditionally approve the Special Permit as discussed. Ms. Borman seconded with all in favor. Mr. Chamberlain also made a motion to approve the site plan as drafted. Mr. Thorn seconded with all in favor.

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**Continued Public Hearing**

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

The Chairman re-opened the public hearing at p.m. Given a request for continuance from Jon Delli Priscoli, Tr. of New Hopping Brook Realty Trust dated March 25, 2015, Mr. Thorn made a motion to continue the public hearing until April 30, 2015 at 8:00 p.m. Mr. Chamberlain seconded with all in favor.

**Public Hearing**

**Site Plan Review and Special Permit**

**Holliston Senior Center – 150 Goulding Street**

The Chairman opened the public hearing at 8:30 p.m. Present to discuss the Council on Aging's application to expand the Senior Center parking lot at 150 Goulding Street. Present were Mark Ahronian, Vice Chairman of the Council on Aging and Eric Dickinson, Project Engineer from GLM Engineering Consultants, Inc. Plans were reviewed in detail, including proposed stormwater management measures.

Mr. Thorn made a motion to approve the site plans with the standards conditions of approval. Mr. Matsuno seconded with all in favor.

**Public Hearing**

**Zoning By-Law Amendments Sections V-K, Section VI-J and VII**

The Chairman opened the public hearing at 8:50 p.m. The notice was not read into the record as no one was in the audience.

Mr. Chamberlain made a motion to close the public hearing. Mr. Thorn seconded with all in favor. Mr. Matsuno made a motion to make a positive recommendation on both articles to the Town Moderator as written with notes of explanation to be provided to the Town Administrator for publication in the Warrant.

**Adjournment** - The meeting was adjourned at 9:30 p.m. on a motion made and duly seconded. The next meeting was scheduled for April 30, 2015.

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Respectfully submitted,

Karen L. Sherman, Town Planner