

Holliston Planning Board Meeting Minutes of March 5, 2015

In Attendance: Chairman Geoffrey Zeamer, Warren Chamberlain, Nikki Borman, Taro Matsuno 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 January 22, 2015 and February 12, 2015.

On a motion by Mr. Chamberlain, seconded by Ms. Borman, the draft minutes of January 22 and February 12, 2015 were approved as written.

2. Rules & Regulations Amendments of Form E Construction Cost Estimate

Ms. Sherman summarized the changes to the existing 2014 Form E: AP Associates has utilized current MassDOT Weighted Bid Prices 2014 instead of RS Means Site Work and Landscape Cost Data used previously. The units have been changed from linear foot to square yards on a single line item - #13. Top soil and seeding. In general unit prices have increased significantly with a few exceptions, most notably bituminous concrete and manholes & catch basins. The Form E is linked to the MassDOT database so that the bituminous unit price will update automatically. We have added a cement concrete sidewalk line item under #12. Sidewalks. Calculations were approved against four current projects. The overall totals were between 23 to 36% higher than totals calculated in 2013 and 2014.

Mr. Thorn made a motion to accept the changes to the Form E unit costs and line items based on the MassDOT Weighted Bid Prices and attached calculation sheets. Mr. Chamberlain seconded with all in favor.

3. Annual Town Meeting - Zoning By-Law Amendment Articles & Road Acceptances

On a motion by Mr. Thorn, seconded by Ms. Borman, the Board voted unanimously to reserve three road acceptance articles for Connolly Way, Courtland Pines Drive and Rocky Woods Trail and three zoning by-law amendment articles for Section I-C, V-K and VI-J as discussed. Draft Article will be submitted as placeholders to the Board of Selectmen ahead of their March 18th deadline for submittal. Road acceptance issues will be coordinated with the applicants, Highway Dept. and site inspectors and is weather-dependent.

4. Administrative Site Plan Review of 58 Hopping Brook Road

Atty. Peter Barbieri was present with Rob Truax of GLM Engineering Consultants, Inc. and Miguel Linera of Solect and 2016 Washington Street, LLC to discuss a proposed 6,300 s.f. single-story industrial building at 58 Hopping Brook Road. The building is designed for general industrial use with a mixture of offices and warehouse space.

Mr. Truax provided a detailed overview of the proposed improvements shown on site plans dated January 19, 2015. In addition, an easement plan, building elevation and lighting plan were provided. Details of the Upper Charles Trail access screening were discussed including wood post & rail fence and landscaping. A final landscaping plan was requested. Details of the Trails Committee settlement agreement were also discussed as was coordination of easements and management responsibilities. The Chairman asked that the expansion parking

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be evaluated for feasibility given the wetland buffer location. Mr. Thorn asked for an internal stop sign between the parking areas.

Continued Public Hearing:

“Hopping Brook Business Park” Definitive Subdivision Modification

The Chairman re-opened the public hearing at 7:50 p.m. Given a request for continuance from Jon Delli Priscoli, Tr. of New Hopping Brook Realty Trust dated March 5, 2015, Mr. Thorn made a motion to continue the public hearing until March 26, 2015 at 8:30 p.m. Mr. Chamberlain Seconded the motion with all in favor.

Public Hearing:

Special Permit Common Driveway – 58 Hopping Brook Road

The Chairman opened the public hearing at 8:05 p.m. and waived the reading of the hearing notice given that no parties of interest were present in the audience.

The 24ø common drive will service the proposed industrial building as well as the solar lots. The project involves paving the previously approved common drive (decision of April 2014). The Conservation Commission has recently issued an Order of Conditions and the approval included a completed peer review of the shared stormwater management system.

On a motion by Mr. Matsuno, seconded by Mr. Chamberlain, the board voted unanimously to continue the public hearing until 8:00 p.m. on Thursday, March 26th.

Continued Site Plan Amendment Discussion:

Washington Hills Senior Residential Development – Pulte Homes

Mark Mastroianni of Pulte Homes of New England was present along with Matt Leidner, PE of Civil Design Group, LLC to discuss the proposed amendments. Materials dated February 26, 2015 from Civil Design Group, LLC were reviewed as was a draft Certificate of Action dated February 27th. Members requested modifications to proposed Exhibit A, the covered gathering area and centralized mailbox area adjacent to the intersection of Monroe and Jackson Drives.

It was noted that the Conservation Commission closed their public hearing on the 24th and voted to issue an amended Order of Conditions. The stormwater management design (including roof runoff, soil erosion and sequencing plans) has been revamped per their peer and staff review.

Mr. Matsuno made a motion to approve the Site Plan Review amendment as conditioned in the draft Certificate with the changes discussed. Mr. Chamberlain seconded with all in favor.

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Adjournment - The meeting was adjourned at 9:50 p.m. on a motion made and duly seconded. The next meeting was scheduled for March 26, 2015.

Respectfully submitted,

Karen L. Sherman, Town Planner