

**Holliston Planning Board
Meeting Minutes of April 30, 2015**

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

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. The minutes of April 9, 2015 were approved as drafted on a motion by Mr. Matsuno, seconded by Mr. Thorn with all in favor.
2. 1508 Washington Street Site Plan Amendment. Dan and Phil Regan of Wayland Excavating were present to discuss a change in use and site plan amendment for the commercial property located at 1508 Washington Street, the former Earth Designs and Framingham Sand. The plan changes were prepared by Samiotes Consultants, Inc. (dated 3/26/15).

Mr. Regan is proposing to utilize the site as a contractor's yard with no outdoor retail and storage of materials as previously permitted. Changes to the site include a change in the perimeter site drive to recycled asphalt materials, changes to the stormwater management basin, and grading changes throughout the site to accommodate large vehicle circulation. Mr. Regan indicated that the existing house at the front end of the site will be utilized as an office/showroom. Plans to replace the existing septic system are being developed and will supplement the site plan (site grading). The Chairman expressed a concern for maintenance of Upper Charles Trail vegetative screening. Mr. Regan indicated it was well-established around the rear of the site. Mr. Matsuno made a motion to accept the site plan changes and forward them to the Building Inspector. Mr. Thorn seconded with all in favor.

3. Evergreen Square Subdivision's Construction Deadline Extension. Lou Petrozzi was present for Wall Street Development to discuss his written request for extension of the construction deadline to October 31, 2015. Mr. Petrozzi indicated that he had three remaining building lots to complete. After some discussion of remaining tasks (final pavement), the limited window to work under the Order of Conditions and the need to assign a new construction inspector, Mr. Thorn made a motion to extend the deadline as requested. Mr. Matsuno seconded with all in favor.
4. Constitution Village's Field Change Request and Construction Deadline Extension. Peter Lavoie was present from Guerriere and Halnon to discuss a proposed cross-country drain line abandonment and re-routing from Hiawatha Trail down to Old Cart Path and Basin C. The change would add 300' of drain line to the run and the grading changes result in access roads and manhole depths that are roughly half of the previously approved scenario. The existing line to be abandoned has been covered in armored slope and is not

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accessible. Ms. Sherman indicated that the development team was scheduled to meet with herself and Ali Parand, PE on Monday morning to discuss. No action was taken pending a peer review comment letter. The subdivision extension permit was granted until May 21, 2015 on a motion by Mr. Thorn, seconded by Mr. Matsuno.

5. Cedar Knoll Estates ó Based on a written request from Michael Themeli of Turk Realty Trust, the members voted to extend the construction deadline to June 30, 2015. The subdivision surety remains valid until October 2015. The extension is being requested in order to complete punchlist items. The roadway (Connolly Way) is being proposed for acceptance at the Annual Town Meeting.
6. Town Meeting Preparation ó Mr. Thorn and Mr. Matsuno agreed to be ready to present the Zoning By-Law Amendments. A written recommendation to the Town Moderator will be circulated.

Continued Public Hearing

Hopping Brook Business Park Definitive Subdivision Modification

The Chairman re-opened the public hearing shortly after 8 p.m. Present were the Applicant, Jon Delli Priscoli, Tr. and Stan Gordon of New Hopping Brook Realty Trust and Old Colony Development and project engineer Arthur Borden, PE of Arthur Borden & Associates, Inc. of Raynham.

The members reviewed the amended plan set (revised through April 13, 2015), the Order of Conditions issued by the Conservation Commission dated April 7, 2015, and a draft Certificate of Action for the Modification (dated April 29, 2015). Draft conditions were discussed including standard conditions of approval and special conditions to be consistent with the Order of Conditions. The plan set will be reviewed for any inconsistencies and the draft will be re-circulated.

Mr. Matsuno made a motion to close the public hearing. Mr. Thorn seconded with all in favor. Deliberations were scheduled for Monday May 4th or the earliest date available.

Adjournment - The meeting was adjourned at 9:35 p.m. on a motion made and duly seconded. The next meeting was scheduled for May 21, 2015.

Respectfully submitted,

Karen L. Sherman, Town Planner