

## **Holliston Planning Board Meeting Minutes of September 3, 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 Room 105 of the Town Hall, 703 Washington Street.

### **General Business:**

#### **1. Approval of Minutes of August 6, 2015**

On a motion by Mr. Matsuno, seconded by Mr. Thorn, the draft minutes of August 6, 2015 were approved as amended.

#### **2. Field Change Requests: Mayflower Landing Curbing & Old Cart Path Roadway Transition**

After some discussion with project engineer Peter Lavoie of Guerriere & Halnon, Inc., the members voted to approve a field change to Sta. 30+50 to 31+00 Old Cart Path transitioning pavement from 30" to 24" of pavement over a distance no less than 25' per plan dated August 18, 2015. The motion was made by Mr. Chamberlain, seconded by Ms. Borman with all in favor.

Mr. Chamberlain made a motion to approve a field change for curb removal on Mayflower Landing to accommodate the Upper Charles Trail crossing (plan entitled "Conrail Curb Modification" dated August 18, 2015). The motion was seconded by Ms. Borman with all in favor.

#### **3. Deer Run Surety**

Members reviewed correspondence from Kimberly Martin-Epstein of Hackett Feinberg, PC regarding developer default under a Tri-Partite Agreement with Needham Bank and Deer Run Holliston, LLC. Based on a motion by Mr. Matsuno, seconded by Mr. Chamberlain, Counsel will be requested to correspond with Ms. Martin-Epstein regarding "Developer's Obligations" and pending replacement of surety with Mutual One and Atty. Steve Ross anticipated for the September 17<sup>th</sup> agenda.

#### **4. Article for Special Town Meeting**

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the members voted to submit an article to provide funding for additional planning for "downtown". A meeting was scheduled for September 14<sup>th</sup> to further discuss scope, phasing and resources for this work.

### **Continued Public Hearing:**

#### **Site Plan Review and Special Permit**

##### **Michael Brumber – 194 Lowland Street**

The Chairman re-opened the public hearing at 8:00 p.m. Present with Mr. Brumber was Atty. Mark Helwig. Mr. Brumber noted that he had indicated to the Conservation Commission on the 1<sup>st</sup> that he would just like permission to remove the larger of the piles labeled "mixed fill" and the five compost piles on the record plan. He estimates the quantity of "loam" to be +/- 30,000 cy and the compost volume to be <7000 cy. He noted that Landscape Depot would be responsible for removal of the compost materials that they brought into the site and the owner

**Approved: September 17, 2015**

**Holliston Planning Board  
Meeting Minutes of September 3, 2015**

would need to seek approval for removal of the other mixed fill piles and the covered pile currently being monitored by the site's LSP Todd Alving and Associates. Mr. Brumber noted that Kimball Sand had expressed an interest in the materials or it would be transported to 157 Lowland Street for processing. The Chairman noted that a finished elevation 156.0 should be retained so that there is no impact to groundwater. Mr. Brumber stated that he had no problem providing a survey. Potential hours of operation and length were discussed and Ms. Sherman agreed to follow-up with the School Bus Coordinator.

Asking questions and expressing concerns about the petition were the following: Liz Theiler of 17 Norland Street, Pat Hafford of 242 Lowland Street, Bob Smith of 60 Marilyn Street, Karen Langton of 100 Woodland Street, Meg Boggess of 62 Fiske Street, Bill Wintringham of 20 Marilyn Street, and Mike Szabatura of 31 Noel Drive. Issues raised included potential contaminants (e.g. lead) in the compost materials and a current DEP Waste Site Clean-Up audit of Landscape Depot, materials testing in general, hours of operation, conduct of business, truck routes, dust control and processing. Mr. Brumber was asked to provide additional information in advance so that a special permit could be drafted for the next meeting.

On a motion by Mr. Matsuno, seconded by Mr. Chamberlain, the members voted unanimously to continue the public hearing to Thursday, September 17<sup>th</sup> at 8:00 p.m.

**Site Plan Review and Special Permit Public Hearing:  
Senior Residential Dwelling Development & Inclusionary Housing  
Pulte Homes of New England, LLC – Brooksmont, 415 Concord Street**

The Chairman opened the public hearing at 9:50 p.m. and Mr. Matsuno made a motion to continue the public hearing to October 8<sup>th</sup> at 8:00 p.m. Mr. Thorn seconded with all in favor.

**Adjournment** - The meeting was adjourned at 10:35 p.m. on a motion made and duly seconded. The next meeting was scheduled for September 17, 2015.

Respectfully submitted,

Karen L. Sherman, Town Planner