

**Holliston Planning Board
Meeting Minutes of August 6, 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 Room 014 of the Town Hall, 703 Washington Street.

General Business:

1. Approval of Minutes of June 18 and July 16, 2015

On a motion by Mr. Matsuno, seconded by Mr. Thorn, consideration of the minutes of June 18 and July 16, 2015 was added to the agenda. On a motion by Mr. Matsuno, seconded by Mr. Chamberlain, the draft minutes of June 18 and July 16 were approved as amended.

2. Approval Not Required Subdivision

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the members endorsed a plan for Lots 4-9 Prentice and Mill Streets prepared by GLM Engineering Consultants, Inc. dated July 31, 2015.

Continued Public Hearing:

**Site Plan Review, Definitive Subdivision and Common Driveway Special Permit
White Pine Estates II**

The Chairman re-opened the public hearing at 7:45 p.m. Present to discuss the petition was George Connors, Esq. of Connorstone Engineering. Mr. Connors provided an overview of plan revisions dated through August 6, 2015. Additions include a fire protection cistern on the cul-de-sac and adjustments to the drainage system details per Conservation Commission and peer review engineer. Two draft Certificates of Action were reviewed. The Board was not inclined to grant the requested waiver from provisions of Section 5.5.5.3 regarding street tree caliper. Conditions of approval #2 and 3 tie this phase of the subdivision to the prior phase. The open space is proposed to be conveyed to the Conservation Commission and public access will be allowed.

On a motion by Mr. Matsuno, seconded by Mr. Chamberlain, the Board voted unanimously to approve the Definitive Subdivision and Site Plan Review Certificate of Action as amended through discussion. On a motion by Mr. Matsuno, seconded by Mr. Chamberlain, the Board voted unanimously to approve the Common Driveway Special Permit Certificate of Action as amended through discussion.

Ms. Borman moved to close the public hearing. Mr. Thorn seconded with all in favor.

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**Continued Public Hearing:
Site Plan Review and Special Permit
Michael Brumber – 194 Lowland Street**

The Chairman re-opened the public hearing shortly after 8:00 p.m. Present to discuss the petition was Atty. Chris Malcolm and Mr. Brumber. Atty. Malcolm gave an overview of the request, noting that the site is currently the subject of a preliminary injunction dated June 2, 2015 prohibiting the Applicant and Owners from modifying conditions on the site. He stressed that the Applicant is interested in a one-year operation to process and remove existing materials as well as store equipment and materials, a modification of the initial application.

Letters from Attorney Christopher Malcolm (dated July 30 and August 3, 2015), Inspector of Buildings Peter Tartakoff (dated August 6, 2015), Conservation Agent Chuck Katuska (dated August 5, 2015), Larry Gordon of Cold Chain Technologies (dated July 31, 2015) and Robert D. Cox, Jr., Attorney for Cold Chain Technologies, Inc. (dated July 31, 2015), were reviewed and discussed. Atty. Malcolm noted that the Conservation Commission public hearing has been continued until September 1st.

The Chairman opened the hearing to the audience. Asking questions and raising concerns about the proposal were the following individuals: Margaret Bowles of 61 Regal Street, Andrea Szabatura of Noel Drive, Steven Hedrick of 108 Norland Street, Bill Wintringham of 20 Marilyn Street, Michael Barry of 54 Regal Street, Matt Hodgdon of 23 Northway Street, Michelle Mehigan of 76 Regal Street, and Liz Theiler of 17 Norland Street, and Atty. Robert Cox of Bowditch & Dewey and Michael Lannan, PE of Tech Environmental on behalf of Cold Chain Technologies of 29 Everett Street. Mr. Lannan referred to his correspondence of July 31, 2015 addressed to the DEP Solid Waste Management Program (attached to Mr. Gordon's correspondence noted above). Concerns about trucking, hours of operation, quality and quantity of material on-site, storage of snow and snow equipment, protection of the pond and wetland resources.

Additional information on proposed operations were requested as well as updated plans. The Chairman noted that he had spoken with Mr. Tartakoff about the mechanics of permitting this site and suggested that a third party inspector is a must. Ms. Borman moved to continue the public hearing until Thursday, September 3rd at 8:00 p.m. Mr. Thorn seconded with all in favor.

**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 9:20 p.m. and waived the reading of the public hearing notice. Present to discuss the petition were Mark Mastroianni and Reed Blute of Pulte Homes and Matt Leidner, PE of Civil Design Group, LLC.

Comment letters from the Fire Chief (dated July 30, 2015), Conservation Agent (dated July 29, 2015) and abutter Charles Baker of 463 Concord Street (dated July 28, 2015) were entered into the record.

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The Chairman opened the floor to the audience. Asking questions and raising concerns about the proposal were the following individuals: Richard Morrison of 49 Windsor Drive, Elaine Carrier of 30 Windsor Drive, Elizabeth Denison of 50 Windsor Drive, and Chuck and Carmita Baker of 463 Concord Street.

In summary, the following requests were made to the development team for additional information and consideration:

- Provide documentation of and protection for the mid-site öspringö located approximately 500ø into the site, labeled as östone wellö on the ALTA/ACSM Land Title Survey.
- Survey the front stone wall and repair as needed. Re-use existing stone wall materials to the extent possible.
- Augment the proposed gazebo and bench area ó granite barn remnants suggested.
- Review Section 7.7 of the Planning Board Special Permit and Site Plan Review Regulations for compliance (e.g. garage door placement).
- Provide additional information on snow storage, adjacent septic locations (especially communal system adjacent to #30 Windsor Drive), and buffering of specific properties (plantings and/or fencing as needed).
- Investigate improvement of Concord Street sidewalk to East Holliston.
- MWRTA stop.

On a motion by Mr. Chamberlain, seconded by Ms. Borman, the Board voted to continue the public hearing until Thursday, September 3rd at 8:30 p.m. Mr. Thorn seconded with all in favor.

Adjournment - The meeting was adjourned at 10:55 p.m. on a motion made and duly seconded. The next meeting was scheduled for September 3, 2015.

Respectfully submitted,

Karen L. Sherman, Town Planner