

## **Holliston Planning Board Meeting Minutes of December 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 7:00 p.m. in Room 105 of the Town Hall, 703 Washington Street.

### **General Business:**

#### **1. Planning Advisory Board Discussion**

The Chairman welcomed members Karen Langton, Erica Plunkett and Inge Daniels as well as perspective member Tom Gilbert of 105 Bullard Street. Discussion of the Massachusetts Downtown Initiative Technical Assistance Grant application due 12/4 dominated the discussion. The four-page draft requesting funds for conceptual streetscape design in partnership with the Blair Square Committee and Holliston in Bloom was reviewed in detail. Ms. Sherman noted that both the Town Administrator and Mary Greendale had offered comments. The Selectmen endorsed the application on 12/2/15.

Ms. Sherman reminded everyone of a joint zoning workshop with the Zoning Board of Appeals and Atty. Bobrowski on Monday, December 21<sup>st</sup> to discuss definitions (I-E), uses (III-A) and pre-existing non-conforming uses, structures and lots (I-C).

#### **2. Lot Release ó Clover Fields OSRD**

The members endorsed the Lot Release prepared for the on-lot subdivision. It was noted that the private way had been constructed as required and inspections completed.

### **Continued Senior Residential Dwelling Development & Inclusionary Housing Site Plan Review and Special Permit Public Hearing:**

#### **“Brooksmont” by Pulte Homes of New England, LLC – 415 Concord Street**

The Chairman re-opened the public hearing at 8:00 p.m. Present for the applicant were Mark Mastroianni and Reed Blute of Pulte Homes of New England, LLC, Matt Leidner, PE of Civil Design Group, LLC, and Bob Michaud, PE of MDM Transportation.

Correspondence from Mr. Leidner dated November 24<sup>th</sup> was reviewed in detail, beginning with #8 ó MetroWest Regional Transit Authority Bus Stop. Carl Damigella of MWRTA was present to discuss this issue. Access and design of the Concord Street driveway entrance based on sight distance was reviewed. Some adjustment will be incorporated into the final plans to orient the bench to the northbound bus. Mr. Michaud clarified the available site distance in either direction as well as MassDOT's criteria for a bus stop.

Additional issues from Mr. Leidner's correspondence discussed in detail were: screening to abutting residences, vegetation along frontage, community gardens, restriction of pesticides and herbicides to be öbee friendly, ledge removal, existing site components, and mailbox location. Members suggested the addition of screening to the road side of the proposed community garden area. Mr. Mastroianni noted that a 3-rail fence is proposed. Mr. Baker offered some comments on the group submittal. Elizabeth Carrier of 50 Windsor Drive and Stefan Cressotti

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of 447 Concord Street asked to be included in any pre-blast survey. Mr. Mastroianni indicated that no decisions had been made about rock hammering or blasting.

On a motion by Mr. Matsuno, seconded by Mr. Chamberlain, the members voted unanimously to continue the public hearing until December 21<sup>st</sup> at 8:30 p.m. A draft Certificate of Action will be drafted for review and final plan revisions will be submitted.

**Continued Public Hearing:**

**Site Plan Review and Special Permit**

**Michael Brumber – 194 Lowland Street**

The Chairman re-opened the public hearing at 9:20 p.m. and recused himself from participation, citing a conflict of interest under GL, c. 268A because of a direct and immediate financial interest in the subject property. He left the room and Mr. Chamberlain acted as Chairman. Mr. Brumber was present. It was clarified that as Mr. Matsuno had missed a hearing session, the Board had no ability to act; the supermajority required under MGL, c. 40A, s. 9 is not available. Options were outlined to the petitioner, including withdrawal without prejudice or allowing a non-decision (either a motion to approve with conditions or deny) to be recorded. After some discussion of the ability to re-hear the proposal and the ability of the Board to potentially waive fees and expedite the hearing process, Mr. Brumber requested to withdraw without prejudice. Ms. Borman made a motion to accept the request. Mr. Thorn seconded with the vote as follows: 3 ó aye, 0 ó no, and 1 ó abstain (Mr. Matsuno).

**Continued Site Plan Review/Special Permit Public Hearing:**

**Clean Energy Collective - 128 Fisher Street**

The Chairman re-opened the public hearing at 9:55 p.m. Greg Carey of Clean Energy collective was present along with Travis Brown of Andrews Surveying to discuss final plan revisions. The following conditions of approval were discussed:

**Conditions of Approval:**

The Board's decision to grant the Application for Special Permit is subject to the following conditions:

***General Conditions***

1. This Special Permit is not valid until recorded and indexed at the South Middlesex County Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11. The copy of the Decision to be filed must contain a certification by the Town Clerk that 20 days have elapsed since after the decision has been filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied. The Applicant shall record this Decision prior to the commencement of authorized site activity and shall submit proof of recording to the Planning Board and Inspector of Buildings.
2. The Applicant shall provide the Planning Board office with the name, address and business phone number of the individual(s) responsible for the activities on site and the date work will commence.
3. During construction the Applicant shall perform daily clean up and disposal of construction debris, including soil, on Town streets caused by the site construction.

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4. A copy of this decision and endorsed plan set shall be kept on site and shall be made available to all site contractors.
5. The final plan set shall be endorsed by the Planning Board and presented to the Inspector of Buildings. Unless amended with the approval of the Planning Board, the endorsed plan set shall be the plan of record and construction should proceed in accordance with the plan and this Certificate of Action.
6. No substantial modifications, corrections, additions, substitutions, alterations or any changes shall be made to the final plans or Construction Schedule approved and endorsed by the Planning Board without the written approval of the Planning Board. Any requests for modifications shall be made in writing to the Planning Board for review and approval. Requests shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
7. The Applicant shall submit an as-built plan stamped by a professional engineer certifying that all site improvements are completed in accordance with the approved plan. The Applicant shall submit a statement certifying that all conditions of approval of this decision have been met.
8. Terms and conditions of this Special Permit and Site Plan approval shall be strictly enforced by the Inspector of Buildings per the terms of Section VI-G of the Zoning By-Law and MGL.

***Special Conditions***

1. Final system design plans and components cut sheets shall be approved by the Planning Board prior to issuance of a building permit..
2. The site shall immediately be posted with signs indicating "No Trespassing" and "Danger: High Voltage, Keep Out".
3. Emergency contact persons shall be clearly identified on the site and provided to public safety officials upon commencement of work. This shall include the 24-hour remote monitoring service when the site becomes operational.
4. Prior to the issuance of a Certificate of Occupancy, the Police and Fire Department shall be provided with keys to any proposed gates (e.g. Knox box) and an accurate materials list depicting the contents of the storage areas (including MSDS).
5. All system components shall be marked in accordance with the National Electrical Code (NEC), including the integrated AC and DC disconnects on the inverter units.
6. Specialized training shall be provided for first responders prior to the system becoming operational. This training shall be coordinated with the Fire Chief.
7. All service roads shall conform to emergency vehicle access and turning radius requirements, as directed by the Fire Department.
8. Emergency erosion and sedimentation control measures shall stockpiled on site and employed in a timely fashion in anticipation of extreme weather events.
9. The Applicant shall not utilize fertilizers and pesticides in any re-vegetated areas.
10. Because of the scale and complexity of the project, installation of site access drives, and stormwater management features shall be subject to periodic monitoring and inspections by an agent of the Planning Board to be paid for by the applicant under the provisions of MGL, c.44, s.53G (593 Account) and the Board's Rules and Regulations for Project Review Fees.
11. The Applicant shall provide evidence of stormwater management system inspection and maintenance in accordance with the drainage operation and maintenance plan of record.
12. Hours of construction for required improvements shall be as follows: Monday through Friday 7:00 a.m. to 5:00 p.m. with no work on weekends or holidays. The Applicant shall take

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- measures to prevent construction vehicle queuing at the site entrance and along Fisher Street before 7 a.m. The applicant shall at all time use reasonable means to minimize inconvenience to residents in the general area. Construction activities shall include but not be limited to: start-up of equipment or machinery; delivery of materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities (both on and off the site); removal of stumps and debris; and erection of new structures. Construction hours shall be enforced by the Holliston Police Department.
13. The Applicant shall coordinate traffic control measures on Fisher Street during construction with the Police Department and pay for any necessary traffic details.
  14. The Board or its agents may enter onto and view and inspect the property during regular business hours, without notice, to ensure compliance with the terms and conditions of this decision, subject to applicable safety regulations.
  15. The site shall have no exterior lighting.
  16. No earth removal is authorized under this permit; no earth products are to be removed from the site.
  17. The Applicant shall guarantee performance of the conditions of this Special Permit regarding facility decommissioning with a surety bond or other security satisfactory to the Planning Board. Said surety shall be posted prior to commissioning. Any large-scale ground-mounted solar photovoltaic installation which has reached the end of its useful life or has been abandoned consistent with Section 3.12.2 of this bylaw shall be removed. The owner or operator shall physically remove the installation not more than 150 days after the date of discontinued operations. The owner or operator shall notify the Site Plan Review Authority by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
    - (a) Physical removal of all large-scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
    - (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
    - (c) Stabilization or re-vegetation of the site as necessary to minimize erosion. The Site Plan Review Authority may allow the owner or operator to leave landscaping or designated below-grade foundation in order to minimize erosion and disruption to vegetation.
  18. Executed interconnection services agreement(s), operations and maintenance agreement(s), and any utility easements shall be provided to the Planning Board, Inspector of Buildings and Fire Department for reference along with the final system plans and components cut sheets prior to commissioning.
  19. The Applicant shall promptly pay the reasonable fee of the Board's legal counsel for review of the plans or documents described herein.

Mr. Carey requested additional work hours for the proposed 4- 6 week installation. Members discussed and were not in favor.

On a motion by Ms. Borman, seconded by Mr. Thorn, the members voted unanimously to close the public hearing. On a motion by Ms. Borman, seconded by Mr. Thorn, the members approved the project with conditions as iterated. The vote was as follows: 4 ó aye, 0 ó no, and 1- abstain (Mr. Chamberlain).

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**Adjournment** - The meeting was adjourned at 10:40 p.m. on a motion made and duly seconded. The next meeting was scheduled for December 21, 2015.

Respectfully submitted,

Karen L. Sherman, Town Planner