

Holliston Planning Board Meeting Minutes of February 25, 2016

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

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. After considerable discussion, members were in agreement not to pursue formal appointment of a separate committee or a sub-committee as previously agreed to. Notice will be sent to the Town Clerk. Discussion of a Downtown Corridor Plan will continue at the beginning of each meeting.

2. Downtown Corridor Plan. Ms. Sherman reported there was a delay in the DLTA awards from MAPC. Discussion followed about moving along with discussion. It was agreed that discussion could begin in the area of Blair Square and include the Industrial area at Water and Exchange Streets.

3. Approval of Minutes- February 4, 2016

On a motion by Mr. Thorn, seconded by Mr. Chamberlain, the meeting minutes of February 4, 2016 were approved as written. Mr. Matsuno and Ms. Borman abstained.

4. Approval Not Required Subdivision. Mr. Chamberlain made a motion to endorse a plan of land prepared by Connorstone Engineering for Lots 9 and 10 Summitpointe Drive within the Summitpointe Definitive Subdivision. Mr. Thorn seconded with the vote as follows: 4 ó 0 -1 (Ms. Borman abstained as she is a direct abutter.).

5. Zoning By-Law Amendments

Proposed Zoning By-Law amendment summary:

- a. Definitions. Definitions are proposed for the following: apartment, business or professional office, child care center, electric charging station, family day care home, general service establishment, qualified acres, personal, service establishment, school-aged child care program, and warehouse. Existing definitions of child care facility and family day care home are to be deleted. All were in agreement that there are several definitions and uses that need further clarification (e.g. home occupations).
- b. Use Table. New categories are proposed for residential, institutional and exempt uses, agricultural uses, commercial uses, motor vehicle uses, energy related uses, industrial and outdoor uses, and accessory uses. New uses include family day care home (small and large), personal and general service establishments, and electric charging stations. Alterations are proposed to existing uses including commercial greenhouse (nonexempt), use of municipal property, and nursing home.
- c. Pre-Existing, Non-Conforming Uses, Structures and Lots. This section is proposed to be replaced in its entirety.
- d. Medical Marijuana: Statutory definition (grow, process, and dispense), allowance by Special Permit in the Industrial zone only (or by right) and

Approved: March 10, 2016

**Holliston Planning Board
Meeting Minutes of February 25, 2016**

required Site Plan Review (would apply to new and building retrofits as well). As far as Hopping Brook Park development goes, those growers would be exempt from the Special Permit by virtue of MGL c. 40A, s. 6. They are within an 8-year freeze on zoning that began with their subdivision approval in 2015. Others would need the Special Permit as of the first advertising date unless they met another exemption criteria of the general law.

- e. Senior Residential Dwelling Development Requirements. The proposed change is threshold and open space oriented. A proposal for zoning map change (i.e. senior overlay parcel) from David Adams for Indian Ridge South (Map 14, Block 3, Lot 1) has also been received. His eligibility would be contingent upon changing the threshold as the parcel is only 12.5 acres. Mr. Adams presented a concept plan with primary access from Indian Ridge Road South and emergency access and waterline connection through Indian Road (off Cedar Street). A second sort of Assessor's records will be provided for parcels over 5 acres. Examples of density will be provided.

Ms. Sherman noted that Mark Bobrowski is planning to attend an April 7th public hearing. Discussion will continue on March 10th regarding sponsorship. Ms. Sherman will send drafts to the ZBA and EDC for comments.

6. Deer Run Extension Agreement.

The members signed an extension agreement through May 2018 after a motion by Mr. Chamberlain, seconded by Mr. Thorn. Surety is a tri-party agreement Chelcie Development and Mutual One Bank.

Adjournment - The meeting was adjourned at 10:25 p.m. on a motion made and duly seconded. The next meeting was scheduled for March 10, 2016. Also scheduled were March 24, April 7 and April 28th.

Respectfully submitted,

Karen L. Sherman, Town Planner