

Holliston Planning Board Meeting Minutes of June 2, 2016

In Attendance: Chairman Geoffrey Zeamer, Warren Chamberlain, Taro Matsuno, David Thorn, and Josh Santoro.

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. Reorganization

- Chairman ó Mr. Zeamer nominated Mr. Matsuno. Mr. Chamberlain seconded with all in favor.
- Vice Chairman ó Mr. Matsuno nominated Mr. Zeamer. Mr. Thorn seconded with all in favor.
- Clerk ó Mr. Zeamer nominated Mr. Thorn. Mr. Chamberlain seconded with all in favor.
- Agent ó Mr. Matsuno nominated Mr. Santoro. Mr. Chamberlain seconded with all in favor.

2. Downtown Corridor Plan Discussion

- Members discussed developing a mini-agenda or checklist for updates for each working session.
- Discussion continued on the existing Village Center Commercial District and the potential for Senior Residential and/or multi-family housing.
- Boundaries for the Downtown Corridor were discussed with regard to parcel identification.
- A working session with MDI Technical Assistance consultant Steve Cecil was set for June 14th and the other grant partners will be invited.
- MAPC is aware of traffic signal approval and the MDI scope of services and has begun to develop a scope of services for use of its technical assistance funding. Drafts will be shared when available and the Board's funding match will be reserved in FY16.
- Remaining FY16 Zoning Board funds will be reserved for additional by-law work through Atty. Bobrowski. Priorities discussed were signage to reflect constitutional law, inclusionary housing, accessory apartments, and senior residential dwelling development regulations.

3. Approval of Minutes ó May 19, 2016

On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the draft minutes of May 19, 2016 were approved as written (Mr. Santoro abstained as he was not present).

4. Approval Not Required Subdivisions

On a motion by Mr. Thorn, seconded by Mr. Chamberlain the members voted unanimously to endorse two plans of land prepared by Guerriere & Halnon for 2 existing lots on Indian Circle within the Highlands at Holliston Cluster Subdivision (dated April 22, 2016) and 3 existing lots on Hiawatha, Minuteman and Governor Prentice within the Constitution Village Subdivision (dated December 1, 2015).

5. Constitution Village - Construction Extension

On a motion by Mr. Zeamer, seconded by Mr. Thorn, members approved an extension through 8/29/16. The following items will be requested for delivery prior to the deadline at the suggestion of AP Associates, the Board's consulting engineer on this project: a reconciliation plan for the roadways and curbing with existing drainage infrastructure, inspection of each structure, report on deficiencies, testing on water main (Minuteman to Governor Prentice easement) and final grading, and completion, inspection and as-built of cross-country drain approved by field change in 2015.

6. Evergreen Square Subdivision ó Construction Extension

Lou Petrozzi of Wall Street Development was present to discuss his request for an extension through November 30, 2016. He indicated that home construction has begun on the last lots within the

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subdivision and final paving will be completed in this construction season. Mr. Zeamer made a motion to extend the deadline until November 16th. Mr. Thorn seconded with all in favor.

6. Clean Energy Collective ó Condition Modification

The Board discussed a written request by Community Solar Manager Greg Carey of Clean Energy Collective to revise condition #17 of the Site Plan Review and Special Permit Certificate of Action dated December 3, 2015 by deleting the first two sentences. A copy of the executed ground lease with the property owner (dated September 2015) has been provided for the file and it includes provisions to address decommissioning at the end of the term as well as in the case of abandonment. Mr. Chamberlain made a motion to approve the request. Mr. Thorn seconded with all in favor. A memorandum will be provided to the Inspector of buildings and the file.

7. Continued Site Plan Review ó Metrowest Realty Group, LLC, 16 Fruit Street

Atty. Barbieri was present along with Rob Truax from GLM Engineering Consultants, Inc., Dan Nissi, Tr. and Tom Chipman. Proposed LED lighting fixture details were discussed. Mr. Zeamer expressed a concern about Dark Sky compliance. A proposed condition of approval was discussed regarding compliance with this standard. Accessibility issues were discussed as were stormwater permitting by the Conservation Commission (Note: The Conservation Commission approved the project on May 31st).

Michael Spansky and Jane Kohuth of 11 Fruit Street raised concerns about landscape screening and increased intensity use of Fruit Street. Mr. Truax noted that the curb cut opening is 24ø and several trees have been proposed for the Fruit Street frontage. Atty. Barbieri noted that design-wise, the one-way scheme is the only alternative that nets parking spaces to meet demands of tenants at 100 Central Street. The couple expressed a concern about the lack of sidewalks on Fruit Street and use of the area by students. They also questioned the need for additional parking in the downtown. William Chamberlain of 15 Fruit Street asked about any changes to Fruit Street and the intersection radius. Atty. Barbieri confirmed that there are no changes to the intersection proposed. He noted that the parking lot improvements will lead to elimination of backing into the street.

Mr. Zeamer made a motion to approve the draft Certificate of Action for the project with the modification to condition #7 as discussed. Mr. Santoro seconded with all in favor.

Adjournment - The meeting was adjourned at 9:25 p.m. on a motion made and duly seconded. The next meeting was scheduled for June 14, 2016 (Note: The June 16th meeting was taken off the schedule.).

Respectfully submitted,

Karen L. Sherman, Town Planner