

**Holliston Planning Board  
Meeting Minutes of October 13, 2011**

**In Attendance:** Chairman Jack Donovan, Parashar Patel, Jonathan Loya, Geoffrey Zeamer, and Warren Chamberlain.

**Call to Order:** The Chairman called the meeting to order at 7:30 p.m. in the Selectmen's Meeting Room of Town Hall, 703 Washington Street.

**General Business**

Approval of Minutes – 9/8/11

On a motion by Mr. Chamberlain, seconded by Mr. Zeamer the minutes were approved as drafted on a unanimous vote.

Approval Not Required Subdivision - Near 2016 Washington Street:

Atty. Peter Barbieri was present to discuss the planned land division resulting in two Industrial lots along Washington Street. Mr. Chamberlain made a motion to empower the Agent to endorse the plan prepared by GLM Engineering Consultants, Inc. dated August 8, 2011. Mr. Patel seconded with all in favor. Mr. Zeamer abstained.

Highlands at Holliston – Field Changes and Construction Schedule Update

Don Seabert and Jim McLaughlin were present from Benchmark Engineering to discuss the request for a one year extension to the construction deadline for the subdivision. It was confirmed that the newest approved surety is in place for lots on the unaccepted portion of Mohawk Path. Projected completion of the remainder of the subdivision (curbing, sidewalks, street lights and street trees) is 2014 with work on curbing and sidewalks along Mohawk anticipated for Spring 2012 completion. Mr. Zeamer asked about stabilization for the winter given the amount of site work completed over the summer. Recent hydroseeding and slope stabilization activity was identified. Members asked that Rich Westcott inspect the site before the next meeting. Mr. Patel made a motion to approve a temporary extension to the construction deadline until December 1, 2011 so that the site could be evaluated. Mr. Chamberlain seconded with all in favor.

Mr. McLaughlin also noted that Fafard would like to remove the temporary cul-de-sac on Mohawk Path. Ms. Sherman indicated that the Highway Department was not in favor of this based on their evaluation of plowing needs this winter. Additionally, she added that the School Bus Coordinator noted that next year's middle and high school route is planned to extend down Mohawk Path. As of November 1<sup>st</sup> of this year, all students will be picked up at Tea Party Lane.

Evergreen Square – Field Changes and Construction Schedule Update

Mr. Patel stepped away from the table and participated in the discussion from the audience. Lou Petrozzi was present for Wall Street Development. He reviewed his written summary of October 7, 2011 detailing outstanding issues identified by staff, inspectors and residents in the past several months. Issues discussed included buffering on Lot 24, plantings and drainage on Lots 22 and 23 (field change plan approved May 2010), runoff from the emergency access roadway and installation of an extra catch basin, sidewalk condition along Kingsbury Drive, and the need and design of guardrail in several wetland crossing areas along Kingsbury Drive. Members asked that Mr. Westcott perform an additional site inspection before the next meeting. Further discussion

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was tabled until 11/10. Mr. Petrozzi noted that he expects to complete the curbing within the next 30 days.

Individuals participating in the discussion included: Barry Schneier of 14 Walnut Road, Parashar Patel of 3 Metcalf Drive, Charles and Valerie Kaslow of 19 Kingsbury Drive, Kevin McEarlean of 51 Kingsbury Drive, Keith Waryas of 44 Kingsbury Drive, Jamie Kane of 47 Kingsbury Drive, Alan Keller of 117 Hemlock Drive, and Bud Schmitt of 53 Evergreen Road. In addition to the issues noted above, residents expressed concerns about the use and speed along the emergency access.

Special Town Meeting: Road Acceptances

A. Springdale Circle - All work has been completed and signed off on by town officials and inspectors. Mr. Moore has provided mylars for signature and will prepare a deed for endorsement by the Selectmen. Additionally, his surety release request was tabled until November 10<sup>th</sup>.

B. Indian Ridge Road South – The Highway Dept. is finalizing the loaming and seeding work. GLM has completed the as-built plans and needs to complete installation of permanent bounds.

Continued Discussion Regarding Regulation Amendments

A public hearing was scheduled for November 10<sup>th</sup> for the following changes:

A. Rules and Regulations Relating to the Subdivision of Land

Article IV – Section 4.3.9 Performance Guarantee

Appendix A Roadway Design Standards, Appendix D Subdivision Application Forms, Appendix E Fees

B. Site Plan Review and Special Permit Regulations

Appendix C Application Forms and Appendix D Fees

C. Common Driveways

Appendix A Application Form/Fee

**Adjournment** - The meeting was adjourned at 9:45 p.m. on a motion made and duly seconded. The next meeting was scheduled for November 10<sup>th</sup>.

Respectfully submitted,

Karen L. Sherman, Town Planner

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