

**Holliston Planning Board
Meeting Minutes of November 10, 2011**

In Attendance: Chairman Jack Donovan, Parashar Patel, Jonathan Loya, Geoffrey Zeamer, and Warren Chamberlain. Also present was Richard Westcott, PE of Westcott Site Services.

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 – 10/13/11

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

Approval Not Required Subdivision - Fiske Street:

Mr. Patel made a motion to empower the Agent to endorse the plan prepared by Odone Survey and Mapping, dated October 24, 2011. Mr. Zeamer seconded with all in favor. The plan is for a small parcel exchange between two existing parcels both owned by John & Kristen Foster of 43 Fiske.

Evergreen Square – Field Changes and Construction Schedule Update

Mr. Patel stepped away from the table and participated in the discussion from the audience. No one was present for Wall Street Development. The chairman reviewed his inspection notes from October 24, 2011. Additionally, Mr. Westcott offered notes from October 17th. Issues discussed included buffering on Lot 24, plantings and drainage on Lots 22 and 23 (field change plan approved May 2010), and the need and design of guardrails in several wetland crossing areas along Kingsbury Drive. Individuals participating in the discussion included: Parashar Patel of 3 Metcalf Drive, James Kane of 47 Kingsbury Drive, Keith Waryas of 44 Kingsbury Drive, and Greg Adkin of 43 Kingsbury Drive.

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. Rich Westcott indicated that he had met with Mr. Seabert on site and issued several inspection letters (dated October 17 and November 7) as a result, effectively closing out the Land Disturbance Permit issued for this portion of the site. Mr. Zeamer made a motion to approve a temporary extension to the construction deadline until May 1, 2012. The issue of the proposed removal of the temporary cul-de-sac on Mohawk Path was tabled until then.

Rocky Woods Definitive Subdivision

On a motion by Mr. Patel, seconded by Mr. Chamberlain, the Board voted to empower the Agent to endorse the ANR plan prepared for #30 - #40 Connelly Hill Road and Parcel A (Not a Building Lot) by Precision Land Surveying, Inc., dated May 19, 2011. Additionally, the Board endorsed the final subdivision plans dated October 18th after receipt of a letter of recommendation from Rich Westcott dated 11/3/11.

Also under consideration were two requests requiring action by the board, the first being a request to work on Veterans Day and the second to pave after November 15th at the discretion of the Highway Superintendent. Mr. Nation agreed to provide notice to abutters for the "extra"

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work and stated that Murray Paving from Holliston had been engaged to do the paving work. The Chairman cautioned that frost and other inclement weather were to be avoided and all testing completed. Mr. Patel made a motion to allow an extension to the paving work until December 1st at the discretion of the Highway Supt. Mr. Chamberlain seconded with all in favor.

Surety Reductions: Springdale Circle and Deer Run

On a motion by Mr. Patel, seconded by Mr. Chamberlain, the Board voted unanimously to adjust project sureties as follows:

A. Springdale Circle (Deer Creek at Holliston) - All work has been completed and signed off on by town officials and inspectors. The Selectmen endorsed the Acceptance Plan and are in receipt of an executed deed. All surety was released.

B. Deer Run (Courtland Square) – All work has been completed and signed off on by town officials and inspectors. GLM has completed the as-built plans. The road is pending acceptance at the annual town meeting in May 2012. A reduction of \$73,935 with a withholding of 10% (\$8,222) for maintenance was approved.

Public Hearing: Common Driveway, 2016 Washington Street

The Chairman opened the public hearing at 8:30 p.m. Mr. Loya read the hearing notice into the record. Present for the applicant was Brian McCann, along with Attorney Peter Barbieri, Rob Truax from GLM Engineering Consultants, and Bill Scully, PE (traffic engineer). Mr. Truax provided a detailed review of the proposed common driveway, including profile, stormwater management, extended detention structure, arch span and utilities. He added that the driveway will also provide access for NSTAR. Mr. McCann added that he had been actively negotiating with NSTAR to their mutual benefit. Atty. Barbieri provided draft easement documents for review.

The Chairman asked about soil stability and borings in the area of the crossing as well as the material and structural details of the proposed span, including life expectancy. Mr. Truax responded that no borings or soil testing have been done to date but unsuitable materials will be removed. Suitable sub-grade materials will be brought in. The adjacent area has also been designed as a wetland replication area. He agreed to provide additional details on the proposed span, including loading capacity.

Mr. Zeamer expressed a concern that no provisions had been made for pedestrian access to the Washington Street parcel. He suggested improvements to the shoulder behind the proposed wood with steel guardrail. Mr. Truax agreed to modify the proposed cross-section and to include the gas line as well. Mr. Patel added his concern for lack of lighting. After some discussion, three locations were selected. Mr. Truax agreed to revise the plans and provide a cut-sheet for an International Dark-Sky Association-Approved fixture with associated polar diagram(s). Members also expressed concerns about the proposed radius. Mr. Truax noted that a MassHighway Access Permit is required but 30' with 30' roundings can be achieved.

The Chairman opened the floor to the public. Raising questions and expressing concerns was Joseph Banish of 1929 Washington Street and Noel Layman of 1989 Washington Street. Both expressed concerns about the project's potential to exacerbate the local

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flooding on Washington Street to the east of the site. Mr. Truax reviewed the crossing and proposed structure, noting that additional flood storage capacity is being created. He added that the project needs approval from the Army Corps of Engineers as well because of their flowage easement. Mr. Banish asked if there was a potential connection to Hopping Brook Road. Atty. Barbieri stated there was not because of ownership, the rail trail (Upper Charles Trail) and wetlands. It was clarified that no proposed uses have been identified for the proposed building footprints.

Mr. Layman expressed a concern about the egress proximity to Hopping Brook Road and the available sight distance. Mr. Scully stated that he had measured and calculated the distances required and he would provide additional detail. He stated that the proposal meets the industry standard with the clearing shown west of the site drive. Mr. Layman suggested warning signage would be appropriate. Mr. Scully agreed to look at the issue.

Mr. Layman also expressed concerns about wetland and groundwater recharge area impacts. Mr. Truax stated that the groundwater district will impact design of the individual sites and their septic systems but not this driveway. He added that the proposed stormwater management meets the DEP guidelines and is also under review by the Conservation Commission. Mr. Zeamer invited both gentlemen to the Conservation Commission meeting to discuss their concerns in detail.

Mr. Zeamer made a motion to continue the hearing until 8:15 p.m. on December 15th. Mr. Patel seconded with all in favor.

Public Hearing: Planning Board Rules and Regulation Amendments

The Chairman opened the public hearing at 9:35 p.m. and waived the reading of the hearing notice as no one was present in the audience. The Board reviewed the following text and detail 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

Several amendments and clarifications were requested. On a motion by Mr. Patel, seconded by Mr. Zeamer with all in favor, the Board continued the public hearing until 8:45 p.m. on December 15th.

Adjournment - The meeting was adjourned at 10:50 p.m. on a motion made and duly seconded. The next meeting was scheduled for December 15th.

Respectfully submitted,

Karen L. Sherman, Town Planner

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