

**Holliston Planning Board
Meeting Minutes of November 27, 2012**

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

Call to Order: The Chairman called the regular meeting to order at 7:45 p.m. in Room 019 of the Town Hall, 703 Washington Street.

General Business:

1. Approval of Minutes

On a motion by Mr. Loya, seconded by Mr. Donovan, the Board voted unanimously to approve the minutes of November 15, 2012 as amended through discussion. Mr. Chamberlain and Mr. Zeamer abstained.

2. Acceptance Plans – Deer Run

The members endorsed the acceptance and as-built plan prepared for Deer Run by GLM Engineering Consultants, dated September 2011. The plan will be recorded with the Deed signed by the Selectmen after the Town Meeting voted to accept the street at the Annual Town Meeting on May 8, 2012.

3. Highlands at Holliston – Surety and Lot Releases Request Update

Don Seaberg, PE and Jim McLaughlin, PE were present from Benchmark Engineering to discuss progress made on the lot release request last discussed on November 15th. Mr. McLaughlin noted that the lots in question have a single buyer who is looking to close on the lots in the near term. He agreed that Fafard has no reason to delay implementation of the Phase I open space restriction. Mr. Seaberg added that the conservation Commission had discussed the matter earlier this evening and is keeping the matter open until their next meeting in order to make a site visit.

On a motion by Mr. Zeamer, seconded by Mr. Donovan, the members agreed to release lots 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 80, 81, 82A, 83B, 84B, 85, 86, 87, 88, 89, 90, 91A, 92A, 93A, 94A, 95B, and 96B within the Highlands at Holliston Subdivision from the provisions of the record covenant as referenced on the Lot Release form prepared by the applicant.

On a motion by Mr. Donovan, seconded by Mr. Chamberlain, the members voted to extend the construction deadline for the subdivision until April 30, 2013. Receipt of the following three items is expected in order for the Board to consider further extension: 1. Revised Status Plan with complete, outstanding and estimated completion dates for all remaining construction items identified, 2. Revised Form E Construction Cost Estimates for the project based on RS Means 2012 unit pricing to be made available by the Board by 2/1/13, and 3. Conservation Restriction status updates based on the accepted implementation timeline.

**Continued Site Plan Review and Special Permit Public Hearing
Grasshopper Tree, 67 Jeffrey Ave.**

The Chairman re-opened the public hearing at 8:00 p.m. Mr. Zeamer identified a potential conflict of interest under the provisions of the Mass. General Law as he has an interest in an abutting property and he sat in the audience. Present were Jed Barclay from Grasshopper Tree and Claymore Enterprises, LLC (Applicant and Owner) as well as Joyce Hastings, PLS of GLM Engineering Consultants, Inc. and Atty. Peter Barbieri of Fletcher Tilton PC.

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Ms. Sherman, Atty. Barbieri and Ms. Hastings provided an overview of the supplemental submissions received since the last public hearing session, including plan revisions and correspondence from GLM Engineering dated November 20 and a letter from Atty. Barbieri dated November 27, 2012. Ms. Hastings focused on the issue of materials management (i.e. organic pile), stabilization of internal slope and abutter screening.

The Chairman opened the floor to the public. Raising concerns were Atty. Scott Fenton from Bowditch & Dewey, representing Cold Chain Technologies along with Larry Gordon, President of Cold Chain Technologies located on Everett Street and Geoffrey Zeamer of VAB Realty Trust with an interest in 194 Lowland Street. The following issues were discussed: 1. The need for the members to revisit Peter Tartakoff's letter of 9/20 to ensure that all his identified issues have resolution, 2. Clarification of the intensity of the proposed expanded use, especially with regard to lot coverage as allowed under the zoning by-laws, 3. The need to regulate hours of operation for the portable screening and chipping activities which have the potential to generate noise and dust, 4. The need to ensure the site maintenance is vigilant and that proposed screening remains in place and is effective, 5. The need to understand and regulate the schedule and sequencing of proposed construction/site improvements (e.g. fencing fabric and plantings), and 6. The need for imposition of operational monitoring and compliance measures. Ms. Hastings suggested that all proposed improvements could be completed by June 30, 2013.

Atty. Barbieri asked that the site plan public hearing be kept open as a contingency in the case of Special Permit denial, so that "roll back" provisions could be factored in as well as any plan changes that might be required. After some discussion, the members agreed to keep the site plan and special permit public hearing open in order to formulate a decision in an open forum based on the level of abutter concern and interaction. Mr. Donovan made a motion to continue the public hearing until Thursday, January 3rd at 7:00 p.m. Mr. Chamberlain 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 is scheduled for Thursday January 3rd at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner