

**Holliston Planning Board
Meeting Minutes of December 15, 2011**

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

Call to Order: The Vice 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 – 11/10/11

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

Zoning Articles for Annual Town Meeting

The Vice Chairman asked Ms. Sherman to review her recommended amendments to the zoning by-law. From a memorandum dated December 9th, suggested amendments to the following sections were discussed: I-A Purpose, V-N Performance Standards (Noise) and Large-Scale Ground-Mounted Solar Facilities (new topic). Also discussed were potential changes to Section I-C Pre-Existing Non-Conforming Uses, Structures and Lots base don recent case law.

The members also reviewed correspondence from Thomas Gilbert dated December 8, 2011 on behalf of the “residents of the greater Bullard Street area” with a suggested by-law amendment prohibiting solar systems greater than 250 kW in all but the Industrial zoning district as well as a “Model As-of-Right Zoning By-Law: All Use of Large-Scale Ground-Mounted Solar Photovoltaic Installations” prepared by the MA Executive Office of Environmental Affairs Department of Energy Resources. Speaking in favor of amending the by-law for large-scale facilities (area and power) were Tom Gilbert of 105 Bullard Street, Kristine Irving of Winchester Drive, Peter MacDonald of Fiske Street, Sandra O'Neill of Bullard Street, and Donald Bates of 124Bullard Street.

Evergreen Square – Field Changes and Construction Schedule Update

The issue was tabled until January due to a lack of quorum to discuss the matter.

Continued Public Hearing: Common Driveway, 2016 Washington Street

The Vice Chairman re-opened the public hearing at 8:20 p.m. and noted receipt of a written request for continuance form the applicant's attorney Mr. Chamberlain made a motion to continue the hearing until 7:15 p.m. on January 5, 2012. Mr. Loya seconded with all in favor.

Continued Public Hearing: Planning Board Rules and Regulation Amendments

The Vice Chairman re-opened the public hearing at 8:30 p.m. The Board reviewed the following text and detail changes which were amended as a result of discussion on November 10th:

- 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

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- B. Site Plan Review and Special Permit Regulations
 - Appendix C Application Forms and Appendix D Fees
- C. Common Driveways
 - Appendix A Application Form/Fee

On a motion by Mr. Loya, seconded by Mr. Chamberlain with all in favor, the Board continued the public hearing until 7:10 p.m. on January 5th.

Adjournment - The meeting was adjourned at 9:10 p.m. on a motion made and duly seconded. The next meetings were scheduled for January 5th and 19th.

Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: January 5, 2012