

**Holliston Planning Board
Meeting Minutes of January 27, 2011**

In Attendance: Chairman Warren Chamberlain, Jack Donovan, Geoffrey Zeamer, Parashar Patel and Len Engel.

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. Mr. Engel arrived shortly thereafter.

General Business

Approval of Minutes

On a motion by Mr. Patel, seconded by Mr. Zeamer, the minutes of 11/4/10 were approved as written.

Highlands at Holliston

Stormwater Management and Land Disturbance Permit (Lots 59 -67 and 92-105)

Scott Miccile, PE from Benchmark Engineering was present to discuss a recently filed Land Disturbance Permit Application within the subdivision. Amended plans were provided dated January 24, 2011. Mr. Miccile noted that the area had been designed to balance cuts and fills, existing stockpiles are to be eliminated, and haul roads have been positioned out of the Mohawk Path right-of-way. Additional information was requested on timing, schedules and sequencing of development, and maintenance schedules, especially with regard to other required roadway improvements and existing stormwater management features within the subdivision (i.e. existing culvert under Mohawk Path and existing catch basin and manholes in that section of roadway). It was clarified that these lots have not been released from the provisions of the subdivision covenant for sale or building. It was also clarified that the construction deadline for the subdivision stands at 11/11. Mr. Patel emphasized the importance of public safety issues within the subdivision as a whole and reminded Mr. Miccile of the deadline to complete Mayflower Landing. Mr. Miccile agreed to meet with staff and provide additional information for the next meeting – February 17th.

Covanta – Noise Protocol Update

Ms. Sherman noted that Covanta staff asked the Board to arrange a site visit. After polling members, it was decided to schedule for February 11th at 7:30 a.m.

Continued Discussion 2010-11 Work Program

The Board continued discussion of proposed work program items, including update of Rules and Regulations, Zoning By-Law amendments and update of the Town's Master Plan and Open Space and Recreation Plan. Discussion was continued to 2/17 after meeting with the Finance Committee regarding available funds.

**Deliberations: Special Permit and Site Plan Review Public Hearing
Chamberlain Pines**

The Chairman opened the discussion shortly after 8:00 p.m. Present with the applicants Ned and Laura Emerson of E&C Sports was Atty. Paul Cavanaugh. The Chairman polled the individual members on their positions and findings on the application. In accordance with MGL, c. 40A, s. 9 and under the provisions of Zoning By-Law Section I-A Purpose, Section VI-E Special Permit Granting Authority and Section VII (5) Site Plan Review, Mr. Engel and Mr. Donovan both noted that the applicants had provided an acceptable mitigation package and they were satisfied with proposed improvements to the club's curb appeal and operations. Mr. Donovan added that without the proposed expansion, the business would likely suffer financial hardship. Mr. Patel and Mr. Zeamer both noted

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concern for noise, traffic and aesthetic impacts on the residential neighborhood (particularly the abutter at #85 Chamberlain Street) and the commercial nature of the proposed expansion within the rural residential zoning district (AR-B). The Chairman added that the well-established private club offers town-wide benefits and that the AR-2 zoning district allows for a variety of non-residential uses. He then called for a motion.

Mr. Engel made a motion to approve the application for Special Permit and Site Plan Review (plans dated September 23, 2010 with revisions through December 28, 2010). Mr. Patel seconded the motion and there was no discussion. The vote was as follows: 3 – aye (Chamberlain, Donovan and Engel) and 2 – nay (Patel and Zeamer). The motion failed to pass under the provisions of MGL, c. 40A, s. 9. No other motions were made.

In response to their request for application fee waiver, the Board unanimously voted to reduce the fee to \$300 on a motion by Mr. Donovan, seconded by Mr. Engel.

Adjournment

The meeting was adjourned at 9:45 p.m. on a motion made and duly seconded.

Respectfully submitted,

Karen L. Sherman, Town Planner