

**Holliston Planning Board
Meeting Minutes of January 6, 2011**

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

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

Covanta – Noise Protocol Update

Ms. Sherman noted that she had been requested to table this issue until the next meeting. She provided notice of a Board of Health public hearing on January 20th with regard to the addition of a 2,700 s.f. recycling component to be located in the rear of the MSW building. Members reviewed a letter dated December 16, 2010 from Atty. William Mayer and asked that she inform the applicant that a site plan amendment should follow the site assignment review at a minimum.

Informal Discussion – Summitpointe Definitive Subdivision

Gary Ruping, President of Ruping Co. was present along with Atty. James Hanrahan of Bowditch & Dewey to discuss the potential purchase and re-permitting of the 14-lot Summipointe subdivision located on Highland Street the Ashland town line. The subdivision was approved in April 2003 and the roadway and improvements were partially constructed before Northeastern University purchased the property at auction in 2006. Atty. Hanrahan noted that the subdivision decision had an automatic rescission clause and any revival would need to be under a new application under the current subdivision regulations. Mr. Ruping noted that he had met on several occasions with Ms. Sherman to discuss the site's history, prior inspections and a plan for going forward. Mr. Donovan summarized that part of any due diligence should include the engagement of an engineer and testing company to physically evaluate the site and its design with no onus on the Town. Mr. Zeamer added that the drainage system had failed in the recent past.

Completion Deadline and Construction Cost Estimate Review – Evergreen Square

Lou Petrozzi was present from Wall Street Development to discuss several requests. He asked for an extension to the construction deadline. On a motion by Mr. Zeamer, seconded by Mr. Donovan, the Board voted to extend the deadline until 1/31/12 in anticipation of road acceptances in May 2012 (Note: Mr. Patel abstained.). Discussion of the revised Form E (dated November 5, 2010) was tabled until the next meeting as was a request for a field change. Comments were received from Westcott Site Services dated January 3 and January 4, 2011.

Completion Deadline Review – Courtland Pines

On a motion by Mr. Patel, seconded by Mr. Donovan, the members voted unanimously to grant a one-year extension to the deadline provisions of the existing covenant. Members signed an Extension Agreement already endorsed by the owner.

FY12 Departmental Budget Review

Based on the Finance Committee's Budget Guideline, Ms. Sherman submitted several scenarios to the members, noting that the clerk re-classification to Grade 5 will result in approximately \$4,013 difference in salary and longevity from this year's budget. Given the projects that the Board has under

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consideration including Master Plan update, zoning by-law updates (e.g. Village Center zoning) and Stormwater Plan update, re-programming of those funds to Purchase Services (01172 52190, 52191, and/or 52192 Professional, Legal, and Engineering Services) is suggested rather than requesting Reserve Fund Transfers. Additionally, the Board members reviewed several merit increase options for the Town Planner, including 1.5%, 3% and 4% (\$713.40, \$1426.80, and \$1902 respectively). Mr. Patel made a motion to approve the budget request within the Finance Committee's guideline. Mr. Donovan seconded with all in favor. Mr. Chamberlain will attend the February 1st meeting with Ms. Sherman to discuss.

**Continued Special Permit and Site Plan Review Public Hearing
Chamberlain Pines**

The Chairman re-opened the public hearing at 8:02. Present with the applicants Ned and Laura Emerson of E&C Sports were Atty. Paul Cavanaugh, Rob Truax from GLM Engineering, and William Scully, PE (traffic engineer). Atty. Cavanaugh gave an overview of the proposed project and submittals made since the last hearing session (See letter dated December 30, 2010 from E&C Sports, LLC). Mr. Truax presented the plan set dated 9/16 with revisions through 12/28, noting that screening had been added around the air handling units and section sheet showing the finished elevation and screening from both Chamberlain Street and the front porch at #85 directly across the street.

Bill Scully gave an overview of the Traffic Assessment he prepared for the proposed improvements dated December 28, 2010. He noted that traffic volumes and speeds were measured for a 24-hour period on December 9th. He summarized data obtained and assumptions made utilizing the Institute of Transportation Engineers "Trip Generation" database and trip models for tennis courts (Land Use Code 490). He summarized that site access and sight distance (Stopping Sight Distance and Corner Sight Distance) were evaluated with regard to safety and the proposed screening. He concluded that the proposed driveway relocation results in "safe and more than adequate sight distances". Mr. Patel asked why no weekend volume measurements were taken. Mr. Scully stated that his assumption was that weekday traffic would be peak based on the surrounding land uses. Mr. Zeamer questioned the limited scope of the study. Atty. Cavanaugh and Mr. Scully noted that the limited scope was all that was understood to have been requested. A reiteration of the existing seasonal conditions followed.

Mr. and Mrs. Emerson presented supplemental information from their letter of December 30th and also some pictures of the riding ring structure on Adams St in the Gorwin Drive Extension area. Mr. Cavanaugh added some detail on the proposed air handling equipment to be located behind the structure with a maximum source of 70 dB (See Exhibit B).

The Chairman opened the floor to the public. Offering comments and speaking against the facility were Lee and Jeff Smith of 71 Chamberlain Street (see letter dated January 6, 2011), Mark Harrington of 85 Beatrice Lane (Note: Mr. Harrington raised an abutter notice issue that was subsequently quashed by the Principal Assessor.), Sue and John Shanahan of 383 Chamberlain Street, Shirley Blair of 361 Chamberlain Street, Mauric Obid of 350 Chamberlain Street, Wendy Tyman of 51 Chamberlain Street, and Sam Tyler of 353 Chamberlain Street. Mr. Tyler noted that the Board was in receipt of a petition signed by 199 residents, 159 of whom are residents in the Brentwood/Chamberlain Street neighborhood (See Memorandum dated January 3, 2011 with 18 attached signature sheets dated October 21, 2010.). The Board also received correspondence from the Beckerman Family of 123 Chamberlain Street and Stephen Nault of 79 Andrew Lane. (Note: The total number of letters in opposition stands at 15 with several address duplicates.)

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Offering comments and speaking in support of the proposed expansion of the facility were Bill Robinson of 55 Carl Road (see also letter of January 6, 2011), Selectmen Jay Marsden of 32 Wendy Lane, Kim Young of 255 Mellen Street, Linda Schumacher of 19 Cold Spring Road (see letter of January 4, 2011), Greg Lewis of 64 Cold Spring Road, Michelle McElhinney of 349 Gorwin Drive, Andre Habib of 210 Johnson Drive, Debbie Steiner of 20 Alberta Lane, Stephanie Smith of 43 David Street, Steve Parnell of 16 David Street. The Board is also in receipt of correspondence from Tenna Foale of 134 Prospect Street and Ryland Hanstad of Cassandra Lane (Note: The total number of letters received in support of the petition stands at 29 with several address duplicates.).

On a motion by Mr. Donovan, seconded by Mr. Patel the hearing was closed with all in favor. A deliberation session was scheduled for January 27, 2011 at 8:00 p.m.

Adjournment

The meeting was adjourned at 10:45 p.m. on a motion made and duly seconded.

Respectfully submitted,

Karen L. Sherman, Town Planner