

**Holliston Planning Board  
Meeting Minutes of March 12, 2012**

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

**Call to Order:** The Chairman called the meeting to order at 7:00 p.m. in the Selectmen's Meeting Room of Town Hall, 703 Washington Street.

**General Business:**

Approval of Minutes – 3/8/12

On a motion by Mr. Chamberlain, seconded by Mr. Loya, the minutes were approved as amended.

Evergreen Square Definitive Subdivision – Approval Not Required Subdivision (ANR), Surety Reduction and Field Change Requests

Lou Petrozzi was present for Wall Street Development to discuss his requests of October 7 and December 6, 2011 and January 11, 2012 regarding the “no disturb zone” on lots 24 & 25 and the guardrail/fencing on the wetland crossing on Kingsbury Drive. Mr. Patel excused himself and moved to the audience. Mr. Petrozzi presented an ANR plan to redistribute the 60-foot no disturb area shown on the approved plans between the adjacent residents of Walnut Road and now lots 24 and 25 of the subdivision. The 60-foot no disturb is subject to conditions #19 and 25 of the Definitive Subdivision Certificate of Action. Mr. Scheier of Walnut Road confirmed that all Walnut Street parties were in agreement with the proposed land transfer. Atty. David Capobianco noted that partial release of this land by the mortgage holder is necessary. Mr. Zeamer made a motion to empower the Agent to endorse the plan prepared by GLM dated March 12, 2012 and allow the modification of conditions #19 and 25 with regard to the no disturb and plantings shown of the approved definitive plan with release of any occupancy permit for lots 24 and 25 contingent upon receipt of mortgage release from the bank and completed recording of the ANR and associated deeds. Mr. Chamberlain seconded with all in favor. Mr. Patel did not vote.

Additionally, Mr. Petrozzi briefly addressed his request of February 15, 2012 to adjust the surety to credit for work completed. After some discussion the matter was tabled until March 19, 2012 at 7:30 p.m.

The Chairman addressed the issues of the two modified cross-section areas of the roadway, including the area of the proposed fence/guardrail. Mr. Petrozzi referenced some fence options offered to the board. Mr. Zeamer cautioned Mr. Petrozzi that his Order of Conditions for roadway and utility work had expired and recommended reverting to the approved guardrail. Several other abutters including Mr. Patel, Charlie Kaslow, Keith Waryas and Greg Adkin offered comments to the board as well as correspondence dated March 12, 2012 from residents of Kingsbury & Metcalf Dr. Discussion was tabled until March 19<sup>th</sup>.

**Continued Common Driveway Special Permit Public Hearing: 2016 Washington Street, Rocky Road Tr.**

The Chairman re-opened the public hearing at 7:20 p.m. and noted revisions to the draft Certificate of Action dated March 7<sup>th</sup>. Atty. Peter Barbieri was present for the Applicant. Amendments were suggested to conditions #16 and 18 in regard to construction hours

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and surety. On a motion by Mr. Zeamer, seconded by Mr. Chamberlain, the Board voted unanimously to close the public hearing and approve the draft Certificate of Action for the project as amended through discussion.

**Continued Site Plan Review and Special Permit Public Hearing: 90-100 Central Street, Metrowest Realty Group, LLC**

The Chairman re-opened the hearing at 7:25 p.m. and noted receipt of a revised draft Certificate of Action for the project. Present for the Applicant were Dan Nissi, Manager and Atty. Peter Barbieri. Site plan amendments dated March 12<sup>th</sup> were reviewed briefly as were the draft Special Conditions (especially #6 and 14) and stormwater management for the site. On a motion by Mr. Chamberlain, seconded by Mr. Patel, the public hearing was continued to March 19<sup>th</sup> at 8:30 p.m.

**Continued Administrative Site Plan Review: Bullard Farm Solar Facility**

The Chairman re-opened the discussion. Representing the applicants, Renewable Energy Massachusetts, LLC (REM) were Brian Kopperl of REM as well as Larry Beals and Greg St. Louis, PE of Beals Associates, Inc. of Charlestown (land planners and civil engineers), David Palumbo, PE (electrical engineer) and Atty. Bob Orsi of Orsi Arone Rothenberg Iannuzzi & Turner, LLP.

The Chairman asked Mr. Beals to summarize plan revisions dated March 5<sup>th</sup> and the supplemental materials submitted in a packet dated March 7<sup>th</sup>. Mr. Beals provided a summary of the latest plan iteration, including: 1. driveway reorientation, 2. relocation of the transfer station south along the Bullard Street frontage, 3. relocation of the inverters to the center east of the site, 4. fencing and landscape screening adjustments to the western edge of the site near the Bates residence and along the western property boundary, 5. right-of-way screening along Bullard Street including in-fill plantings suggested by the Tree Warden, 6. clarification of the amended street tree removal proposed, and 7. response to the Fire Chief's comments. Graphic renderings of the proposed streetscape were presented. Street-level perspectives were requested, including addition of the chain link fencing. Mr. Beals also presented a shade analysis graphic and referred to materials from the January 19<sup>th</sup> and February 16<sup>th</sup> submittals.

With regard to the Street Trees, Mr. Beals clarified that all of the trees within the right of way cause shading and impact the panels by decreasing efficiency. However, they have analyzed the shadow effects and based on that analysis, they are proposing to leave six of the seven trees within the right of way, to respect neighborhood concerns. The one tree that they would like to remove within the right of way is the southern-most tree. It is a red maple that has been impacted by vehicles/snow plows and vines. As a consequence the tree is diseased and dying. Their amended proposal is to leave six of the seven street trees and remove one. They also recommended that they be allowed to do some work within the crowns of the remaining trees including removing dead wood and possibly thinning the crown by a certain percentage recommended by the Holliston Tree Warden as well as additional cherry trees growing within the stone wall that forms the property line. Mr. Beals recounted his meeting with Mr. Ahronian in the field.

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Mr. Palumbo provided details of the EMF research completed and projected perimeter exposure levels which he characterized as well below background. Mr. Palumbo also discussed radiofrequency and magnetic frequency research provided in the March 7<sup>th</sup> packet, including an FCC standard for “unintended radiators” (i.e. the proposed inverters and equipment) and potential impacts on the nearby resident with a cochlear implant. Correspondence from Power Engineers, LLC dated March 1<sup>st</sup> was referenced. Distance from the inverter to the side property line and Bullard Street were clarified. Mr. Kopperl provided information on other sites in Massachusetts.

Mr. Beals reviewed his proposed conditions of approval and analysis of compliance with the Board’s site plan review criteria under Article VII of the Zoning By-Laws (dated March 7<sup>th</sup>). Members requested additional information on maintenance of proposed screening, a long-term plan for site monitoring, additional information on panel composition, recyclability and potential combustibility (including clarification of industry testing compliance), as well as Mr. Ahronian’s input on screening the northwestern property line. Specificity of proposed panel and inverter manufacturers and models was requested as was a clarification of noise levels given the relocation of inverters and transfer station. Also requested were “walking perspectives” in addition to the graphics provided.

Offering comments from the audience were: Marty Lamb of 57 Wingate Road, Sandra O’Neil of 110 Bullard Street, Thomas Gilbert of 105 Bullard Street, Jane Ze’evi of 15 Bullard Street, Carol Khouri of 40 Bullard Street, Donald Bates of 124 Bullard Street, Marty Boyles of 121 Bullard Street, Bill Gabriel of 86 Winchester Drive, Allan Romelt of 92 Winchester Drive, William Elliott of 49 Winchester Drive, Sara Burnett of 28 Winchester Drive, Stacey McGovern of 85 Bogastow Brook Road, Jonathan Kinsley of 27 Bogastow Brook Road, Paula Glazebrook, Realtor, Liz Theiler of 17 Norland Street, Peter MacDonald of Fiske St. (Sherborn), and Beth Greeley of 1038 Washington Street. Of particular note were comments offered on the potential health impacts to a resident of 85 Bogastow Brook Road who has a cochlear implant, concerns about location within the zone II of well #5, potential lead content of panels as well as potential carcinogenic compounds, and additional debate on the local and state zoning allowances for the proposed use given the health, safety and welfare concerns raised. Mr. Kopperl confirmed that Syncarpha has applied for investment tax credits. Residents encouraged the Board to act on the application swiftly.

The Chairman noted correspondence received from the Tree Warden Mark Ahronian dated February 9, 2012, Dr. Sandra George O’Neil of 110 Bullard Street et al dated March 8, 2012 (3 letters). The Chairman noted that he would contact NSTAR with regard to potential upgrades to the Fiske Street powerlines.

Atty. Orsi confirmed that it remained his interpretation that MGL, c. 40A, s. 3 “Exemptions from Zoning Regulations” with regard to “solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare” is applicable to this project.

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It was agreed to continue the site plan discussion until March 22<sup>nd</sup> at 7:30 p.m. Atty. Orsi and Mr. Kopperl endorsed an extension agreement for the continuance given that the 90 day timeframe for review under the Planning Board's Regulations had been exceeded.

It was agreed that the Scenic Road and Shade Tree Public Hearing continued until March 19<sup>th</sup> at 7:30 p.m. would be continued to March 22<sup>nd</sup> at 7:30 as well to consolidate discussion.

**Adjournment** - The meeting was adjourned at 11:15 p.m. on a motion made and duly seconded. The next meetings were scheduled for March 19<sup>th</sup> and March 22<sup>nd</sup>.

Respectfully submitted,

Karen L. Sherman, Town Planner