

**Holliston Planning Board
Meeting Minutes of March 19, 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 7:30 p.m. in Room 014 of Town Hall, 703 Washington Street.

General Business:

Approval of Minutes – 3/12/12

On a motion by Mr. Patel, seconded by Mr. Loya, the minutes were approved as written.

Evergreen Square Definitive Subdivision – Construction Extension and Field Changes

Lou Petrozzi was present for Wall Street Development to discuss his request of March 12, 2012 to adjust the surety to credit for work completed and the guardrail/fencing on the wetland crossing on Kingsbury Drive. Mr. Patel recused himself and sat in the audience. After some discussion of the submitted Form E request, the Board voted to reduce the surety to \$128,603 or 10% of the total surety as recommended by Westcott Site Services (via e-mail dated March 19) and the Town Planner on a motion by Mr. Chamberlain, seconded by Mr. Loya with all in favor. The matter of the fence/guardrail was tabled. Mr. Patel encouraged the Board not to grant any additional waivers to the applicant. Mr. Petrozzi stated that with the development of the two remaining lots on the northerly side of Kingsbury Drive, remaining curbing and paving will be completed.

Continued Scenic Road and Shade Tree Act Public Hearing

Bullard Memorial Farm, Bullard Street

The Chairman re-opened the joint hearing on behalf of the Board and Tree Warden and Mr. Patel made a motion to continue the hearing until 7:30 p.m. on Thursday, March 22nd. Mr. Chamberlain seconded with all in favor.

Public Hearing: Zoning By-Law Amendments

The Chairman opened the public hearing and Mr. Loya read the hearing notice into the record. Four draft amendments were discussed in detail based on the text approved on February 16th. Written comments were offered by Atty. Barbieri on behalf of the Economic Development Committee on both the Section I-A Purpose and VI-E Special Permit criteria. A draft Question and Answer handout dated 3/16 and an undated PowerPoint presentation titled “Making Holliston Energy Smart: Commercial Solar Energy – A proposal to amend the Holliston Zoning By-Law Use Table and Definitions were made available to the members and the audience. Offering comments on the proposed text were: Don Kramer of 583 Adams Street, Sandra O’Neal, Don and Virginia Bates, and Thomas Gilbert of Bullard Street, Dean Koshivas of 258 Norfolk Street, Rob Truax of GLM Engineering, and Peter Barbieri of 47 Juniper Road. Mr. Patel offered an amendment to allow large-scale facilities by Special Permit in the AR-A zoning district. After some debate, the amendment failed. The Chairman closed the public hearing on a motion made and duly seconded.

On a motion by Mr. Patel, seconded by Mr. Chamberlain with all in favor, the Board voted unanimously to recommend favorably on the amended text of Section I-A Purpose.

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On a motion by Mr. Patel, seconded by Mr. Loya, the Board voted unanimously to table amendments to Section V-N Performance Standards (Noise). The members committed to meeting with Mr. Tartakoff and the Police Department regarding the nuisance issue(s) and evaluating whether or not a solution in the form of a General By-Law or Zoning By-Law.

On a motion by Mr. Patel, seconded by Mr. Zeamer, the Board voted unanimously to support the amendments to Section VI-E Special Permit Granting Authority as amended through discussion.

On a motion by Mr. Chamberlain, seconded by Mr. Zeamer, the Board voted 4-1 to recommend favorably on the proposed text (Mr. Patel voted nay). Mr. Patel asked that it be noted in the minutes that the by-law amendment is not reflective of the active Bullard Farm proposal. All were in agreement.

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

The Chairman re-opened the public hearing at 9:50 p.m. Present for the applicant were Dan Nissi, Manager, Rob Truax of GLM Engineering Consultants, Inc. and Atty. Peter Barbieri of Fletcher Tilton, PC. Mr. Truax provided a response to the Chairman's questions regarding existing and proposed stormwater management on the site (i.e. existing catch basin retrofits with hood and sump and additional manhole). Plan revisions dated March 19th and a revised draft Certificate of Action (dated March 16th) were discussed. Mr. Truax agreed to send the revised materials to Westcott Site Services for final review.

On a motion by Mr. Zeamer, seconded by Mr. Chamberlain, the Board voted to continue the public hearing until 7:30 on Thursday, March 22, 2012.

Adjournment - The meeting was adjourned at 10:25 p.m. on a motion made and duly seconded. The next meetings were scheduled for March 22nd, April 2nd and April 12th.

Respectfully submitted,

Karen L. Sherman, Town Planner