

## **Holliston Planning Board Meeting Minutes of March 24, 2011**

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

**Call to Order:** The Chairman called the meeting to order at 7:40 p.m. in the Selectmen's Meeting Room of Town Hall, 703 Washington Street. Mr. Zeamer arrived at 8:05 p.m.

### **General Business**

#### Approval of Minutes – 3/3/11

On a motion by Mr. Patel, seconded by Mr. Zeamer the minutes were approved as written on a vote of 3 – 0 -1. Mr. Engel abstained.

#### Economic Development Comm.

Ms. Sherman brought it to the Board's attention that the Selectmen had appointed an Economic Development Comm. She suggested that the Board might want to have a presence. Mr. Patel expressed an interest and composed an e-mail to the Board of Selectmen based on the support of other members.

#### Approval Note Required Subdivisions

- a. Persis Place and Highland Street (Applewood Survey Co. - February 24, 2011) – The members endorsed a plan prepared by Applewood for William George adding a landlocked parcel to his existing lot on Persis Place for septic construction. The parcel is being obtained from Landhigh Realty on Highland Street and is labeled “not to be considered a building lot”.
- b. Kingsbury Drive (GLM Engineering – March 2, 2011) – The members endorsed a plan prepared by GLM for Wall Street Development deleting several lot lines from existing parcels within the Evergreen Square Subdivision. The plan results in the net loss of two parcels. Mr. Patel abstained from this issue.

#### Warrant Articles for May 2011 Annual Town Meeting

1. Proposed Road Acceptances within Highlands at Holliston Subdivision. Ms. Sherman noted that Mr. LeBeau had indicated a public hearing date of April 25<sup>th</sup>.
2. Washington Street Zone Change. A hearing date is also anticipated for the area of 2016 Washington Street as discussed previously with Atty. Barbieri. The Board of Selectmen will likely sponsor the Article under the provisions of MGL, c. 40A, s. 5.

#### Ground Mounted Solar Array Property Search

Members briefly discussed a letter from Waterman Design Associates of Westborough, MA who has a client interested in developing sites for ground mounted solar arrays. The members noted several potential sites and encourage Ms. Sherman to respond to the request.

#### Regional Planning

The members discussed the Executive Office of Housing & Economic Development 495/Metrowest Development Compact and the information collected at a staff meeting regarding priority development and preservation areas presented in map form.

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Work Program 2011

Members set a goal of Master Plan revision/update of May 2012. In the interim, update of the Town's Open Space and Recreation Area Plan, Stormwater Management Plan as well as the CPA Plan is anticipated. Members were asked to review the implementation section of the 1999 plan as distributed by Mr. Donovan as well as assemble lists of areas to be reviewed (e.g. zoning pet peeves).

Continued review of the Board's Rules and Regulations is anticipated for May thru June. The draft will be expanded and re-circulated.

Mr. Chamberlain agreed to serve as the board's representative to the CPA Comm. after Mr. Engel's term expires. This was approved on a motion by Mr. Patel and seconded by Mr. Zeamer.

**Adjournment** - The meeting was adjourned at 9:25 p.m. on a motion made and duly seconded. Meeting dates were established for April 7<sup>th</sup> and 25<sup>th</sup> as well as May 12<sup>th</sup>.

Respectfully submitted,

Karen L. Sherman, Town Planner