

**Holliston Planning Board  
Meeting Minutes of March 3, 2011**

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

**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.

**General Business**

Approval of Minutes – 2/17/11

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

Evergreen Square Subdivision Surety and Field Change Request

Lou Petrozzi was present from Wall Street Development to discuss a reduction in surety for work completed on Kingsbury Drive Sta. 10+50 to 26+50 dated February 23, 2011. The Form E Construction Cost Estimate was prepared by Paul Truax, PE from GLM Engineering. Westcott Site Services reviewed the form and issued comments dated January 3, 2011. Credits were approved for shade trees (50%), curbing, sidewalk, and topsoil & seeding. Adjustments were made to add back in the wetland replication amount and adjust both the Cost Index Multiplier and 15% per year adjustment. The sub-total of estimated cost was adjusted to \$62,089.95, the CIM (1.46) to \$90,651.33, and the 15% per year adjustment to \$13,597.70 for a total of \$104,249. In addition to the amounts approved for the other parts of the project (Johnson Drive, Metcalf Drive, the emergency access and Kingsbury Drive Sta. 0+00 to 10+50), the total for the subdivision stands at \$147,122.62.

In addition Mr. Petrozzi presented a proposed field change for grading into the 60' no disturb area on the east side of Lot 24 to ease driveway construction. After some discussion and a motion to approve the change that failed without a second, Mr. Petrozzi left the meeting stating that he intended to move forward with the alterations regardless of the Board's position. Ms. Sherman was advised to pursue enforcement if and when the work goes forward.

Continued Discussion – Land Disturbance Permit, Highlands at Holliston (Mohawk Path)

Scott Miccile, PE was present from Benchmark Engineering Corp. to discuss revisions to plans entitled "Erosion Control Plan for Lots 92 through 105 'Highlands at Holliston'" dated January 24, 2011 (revised through February 25, 2011) and "Construction Sequencing for Lot Preparation and Slope Construction" dated February 25, 2011. Mr. Miccile reviewed the revisions in detail, including: specification for armored slope to include filter fabric, haul road detail (cross-section and plan section), dimensions of trap rock apron, operation and management plan/practices for the infiltration basin (including an analysis of its capacity – 50-year storm event), and additional siltation basins added.

Members reviewed the draft permit (see attached) and offered the following amendments through discussion between themselves and with Mr. Miccile:

- A pre-construction meeting with the Planning and Building Dept. staff is required at least 48 hours prior to commencement of work. All contact information shall be provided to the Planning Board, Building Department and Police Department. Abutters shall be notified in writing of the proposed work schedule.

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- Hours of operation are limited to 7 a.m. – 6 p.m. Monday -Friday in accordance with Holliston Zoning By-Law. No work is allowed on weekends or national holidays. No vehicle start-ups are allowed before 7 a.m.
- Fill placement for building pads shall be monitored by a third party geotechnical testing company. A plan for testing shall be submitted to and approved by the Inspector of Buildings to ensure suitability for building. ***Testing results shall be fully disclosed during future lot marketing.***
- In conjunction with construction inspections associated with the definitive subdivision, the applicant has agreed to fund monthly inspections by the Board's project engineer at a minimum. If weather events or construction practices warrant, additional inspections shall be funded utilizing the established Planning Board peer review escrow account. All inspections shall be coordinated through the applicant's designated project manager.
- All NPDES-required water quality testing shall be provided to the Town.
- In addition, because of past public safety issues, the perimeter of Lot 105 shall be secured with safety fence to discourage trespass.
- Temporary erosion and sediment control devices shown on the record plan shall be installed in accordance with the manufacturer's specification and plan detail in a timely manner, inspected and maintained daily, and removed after construction, including the trap rock apron(s).

Mohawk Path residents Michael Talmanson and Ben Kafka were present and expressed concerns about Fafard's plan to move forward with this site work without a commitment to complete Mayflower Landing. Project deadlines were discussed as was Fafard's claim under the Permit Extension Act. Members confirmed that the issue was being reviewed by counsel and that action to clarify the project deadline would follow. Talmanson and Kafka asked if a final punchlist has been developed for streets ready for acceptance and stressed that residents still feel that acceptance should be the #1 priority, followed by the timely completion of Mayflower Landing. Mr. Patel agreed and stressed the need for adherence to stated deadlines. Mr. Miccile reviewed the punchlist, indicating that the only major item remaining is completion of street light installation which is in NSTAR's hands.

Before moving too deeply into discussion of the road acceptance issue, Mr. Patel made a motion to approve the Land Disturbance Permit as modified through discussion. Mr. Zeamer seconded with all in favor.

### Warrant Articles for May 2011 Annual Town Meeting

1. Proposed Road Acceptances within Highlands at Holliston Subdivision. The Board resumed discussion of the proposed road acceptances that Mr. Miccile proposed to the Board in January correspondence. He noted that two sets of revisions have been made to the Acceptance Plans based on comments received from Rich Westcott.

Mr. Kafka asked Mr. Zeamer to recuse himself from the issue because of ongoing litigation between Fafard and the Conservation Commission and the events that transpired during the Selectmen's public hearing regarding road acceptances in October 2010. After some discussion, Mr. Patel made a motion to submit the draft article. Mr. Donovan seconded. The vote in favor

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was 3 – 0 – 1 (Mr. Zeamer abstained). The following article will be submitted to the Board of Selectmen before the March 14<sup>th</sup> deadline:

**ARTICLE FOR TOWN MEETING**

**ARTICLE** : To see of the Town will vote to accept as public ways Old Cart Path, Tea Party Lane, Praying Indian Way, and Mohawk Path (Sta. 0+00 to 39+00), as shown on the following plans: “Highlands at Holliston Layout Plan of Old Cart Path” and “Highlands at Holliston Layout Plan of Tea Party Lane” dated October 2, 2007 (revised through February 10, 2011), and “Highlands at Holliston Layout Plan of Praying Indian Way” dated July 16, 2010 (revised through February 10, 2011) and “Highlands at Holliston Layout Plan of Mohawk Path” dated August 27, 2010 (revised through February 10, 2011) prepared by Guerriere & Halnon, Inc., Milford, MA 01757, such ways having been laid out as Town ways by the Board of Selectmen; or take any action relative thereto.

2. Zone Change Request – Area of 2016 Washington Street. Atty. Peter Barbieri appeared in front of the Board to discuss a proposal to re-zone several parcels of land belonging to his client, Hill Companies, as well as a parcel owned by NSTAR and one owned by the Conservation Commission from AR-A to Industrial. He presented a plan prepared by GLM Engineering as well as a conceptual plan of a commercial building for the front parcel. The discussion reviewed the issues and discussion of October 2010. Atty. Barbieri noted that he is scheduled to attend the Board of Selectmen on March 7<sup>th</sup> and will ask them to sponsor the article. He did not ask the Planning Board to sponsor.

Balancing Rock – Landscape Plan/Complaint

After briefly discussing correspondence from Ray McInnis of 30 Piedmont Drive dated February 1, 2011 and Jeff Clark of Oxbow Development dated February 22, 2011, Ms. Sherman was directed to establish an appointment in front of the Board to discuss the matter(s) further.

Professional Development and Regional Planning

Members discussed both the upcoming Citizen Planner Training Collaborative conference on March 19<sup>th</sup> as well as the Sustainable Communities Conference on April 15<sup>th</sup>. Additionally, the members discussed the Executive Office of Housing & Economic Development 495/Metrowest Development Compact. Mr. Patel volunteered to sit in on staff level meeting to set priority development and preservation areas.

**Adjournment** - The meeting was adjourned at 10:15 p.m. on a motion made and duly seconded. Meeting dates were established for March 24<sup>th</sup> and April 7<sup>th</sup>.

Respectfully submitted,

Karen L. Sherman, Town Planner

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**TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746**

**STORMWATER AND LAND DISTURBANCE PERMIT**

**Address of Property:** Lots 59 – 67 and 92 – 105 Mohawk Path  
Highlands at Holliston Definitive Subdivision

**Applicant:** Holliston Residential Realty, LLC  
120 Quarry Drive, 2<sup>nd</sup> Floor  
Milford, MA 01757

**Record Plan:** “Erosion Control Plan for Lots 59 through 67 and  
Lots 92 through 105 ‘Highlands at Holliston’”  
Benchmark Engineering Corp.  
January 24, 2011 (rev. 2/25/11)

**Conditions of Approval:**

- A pre-construction meeting with the Planning and Building Dept. staff is required at least 48 hours prior to commencement of work. All contact information shall be provided to the Planning Board, Building Department and Police Department. Abutters shall be notified in writing of the proposed work schedule.
- Hours of operation are limited to 7 a.m. – 6 p.m. Monday -Friday in accordance with Holliston Zoning By-Law. No work is allowed on weekends or national holidays. No vehicle start-ups are allowed before 7 a.m.
- Because of the importance of this area as a wellhead protection area and to protect the integrity of detention basins 7 and 8 within the subdivision, prior to any land disturbance activities commencing on the site, the developer shall physically mark limits of disturbance and the existing drainage easement areas on the site with orange tape and/or construction fence, so that workers can see the areas to be protected. In addition, because of past public safety issues, the perimeter of Lot 105 shall be secured with safety fence to discourage trespass. The physical markers shall remain in place until a certificate of completion has been issued.
- The “Construction Sequencing for Lot Preparation and Slope Construction” and record plans shall serve as the guidance document for all proposed work.
- Temporary erosion and sediment control devices shown on the record plan shall be installed in accordance with the manufacturer’s specification and plan detail in a timely manner, inspected and maintained daily, and removed after construction, including the trap rock apron(s).

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- Should the site disturbance (e.g. stockpiling or grading) cause periodic flooding or sedimentation off-site or on Mohawk Path or Mayflower Landing, the applicant shall immediately follow Recommended Practices outlined in the “Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas” (2003). All NPDES-required water quality testing shall be provided to the Town.
- Sediment shall be removed from silt fence prior to reaching the load-bearing capacity of the silt fence which may be lower than ¼ to ½ the height.
- Sediment from sediment traps or sedimentation ponds shall be removed when design capacity has been reduced by 50 percent.
- Soil stockpiles must be stabilized or covered at the end of each workday. Stockpile side slopes shall be greater than 2:1. All stockpiles shall be surrounded by sediment controls.
- Disturbed areas remaining idle for more than 14 days shall be stabilized with seeding, wood chips, bark mulch, tarpaulins, or any other approved methods.
- Permanent seeding shall be undertaken in the spring from March through May, and in late summer and early fall from August to October 15. During the peak summer months and in the fall after October 15 when seeding is found to be impractical, appropriate temporary stabilization shall be applied. Permanent seeding may be undertaken during the summer if plans provide for adequate mulching and watering.
- All slopes steeper than 3:1, as well as perimeter dikes, sediment basins or traps and embankments, must, upon completion, be immediately stabilized with sod, seed and anchored straw mulch, or other approved stabilization measures. Areas outside of the perimeter sediment control system must not be disturbed.
- Fill placement for building pads shall be monitored by a third party geotechnical testing company. A plan for testing shall be submitted to and approved by the Inspector of Buildings to ensure suitability for building. Testing results shall be fully disclosed during future lot marketing.
- Temporary sediment trapping devices must not be removed until permanent stabilization is established in all contributory drainage areas.
- All temporary erosion and sediment control measures shall be removed after final site stabilization. Disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized within 30 days of removal.
- In conjunction with construction inspections associated with the definitive subdivision, the applicant has agreed to fund monthly inspections by the Board’s project engineer at a minimum. If weather events or construction practices warrant, additional inspections shall be funded utilizing the established Planning Board peer review escrow account. All inspections shall be coordinated through the applicant’s designated project manager.

Issued by the Planning Board this 3<sup>rd</sup> day of March, 2011. This permit is valid until October 15, 2011. The Board must receive notice and an amended construction schedule 60 days prior in order to consider extension of the terms of this permit.

HOLLISTON PLANNING BOARD

Warren Chamberlain, Chairman

**Approved: March 24, 2011**