

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

**In Attendance;** Chairman Jack Donovan, Parashar Patel (arrived at 7:55), Warren Chamberlain and Geoffrey Zeamer, Jonathan Loya (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 – 4/2/12

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

Evergreen Square Definitive Subdivision – Construction Extension and Field Changes

No one was present for the developer, Wall Street. The Chairman asked that the members review the proposed guardrail/fence materials (black vinyl) he had recommended. Ms. Sherman was asked to share the materials with Westcott Site Services and the Highway Supt. for comments.

Site Plan Amendment: Holliston Gas, Norfolk Street

Hamed Chalak was present to discuss his request of March 22<sup>nd</sup> to allow installation of a propane exchange cage to be installed on the south side of the building. The capacity of the cage is 18 bottles. The Fire Chief has reviewed the proposal and provided written comments dated March 1, 2012 regarding required placard and storage requirements. Mr. Chalak indicated that the cage would be secured to a concrete platform. The Chairman asked that details of the proposed anchoring be provided.

Mr. Zeamer made a motion to approve the change and transmit same to the Building Inspector. Mr. Chamberlain seconded with all in favor.

Administrative Site Plan Review: HCK RT, Fisher Street

Paul Truax, PE was present from GLM Engineering Consultants, Inc for the Applicant HCK RT d/b/a/ Holliston Sewer Service. Mr. Truax presented the proposed 92' x 72' storage garage on approximately 2.8 acres on Fisher Street. He noted that because of the rural nature of the site and roadway, the building is quite low key with a private well and overhead utilities and is tucked up on a knoll, screened from the roadway. The driveway has been designed at an 8% slope with 4 parking spaces provided. Recent plan revisions dated April 10<sup>th</sup> include the provision of a dumpster, addition of pack lighting on the building and sign notations.

Discussion about the proposed stormwater management design concluded in a request to revise the calculations to reflect a paved parking and loading area and to infiltrate roof runoff separately. Landscape information was requested as were building elevations and a cut-sheet for the lighting fixtures. Mr. Truax indicated that a filing had been made with the Conservation Commission and the Board of Health was currently reviewing the septic design. Discussion was continued until April 26<sup>th</sup>.

**Approved: 4/26/2012**

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

Continued Administrative Site Plan Review: Bullard Farm Solar Facility

The Chairman re-opened the discussion of the draft Certificate of Action. Mr. Patel provided some comments on the review process and his rationale for his vote. He appreciated the input provided by both the residents and the applicant in response to questions from the Board and residents. He noted, however, that he was concerned that data submitted by the applicant was being discounted out-of-hand and found the level of discourse on many of the issues disappointing (e.g., composition of panels and potential health impact; out-of-context use of Securities and Exchange Commission filings; and request for a guarantee that all electrons generated by the panels will remain within the zone). Mr. Patel indicated that although he does not believe the proposed location is the right place for the project, because he disagrees with several of the findings in the draft document (e.g., Items E, F, G, and J) he will vote against approval of the Certificate of Action.

Mr. Zeamer made a motion to approve the Certificate of Action denying the application as amended through discussion. Mr. Chamberlain seconded. The vote was 3-1-0 with Mr. Patel voting against.

Site Plan Amendment: Holliston High School Boosters' Concession Building

Brain Cheever was present to discuss proposed changes to the planned concession building, consolidating the concession stand with the two storage sheds previously shown on the approved site plan, resulting in one large structure for High School and Pop Warner events. The building is proposed to be concrete block with a rubber roof. Seasonal use is proposed. The Boosters have been working on finalizing the design, fundraising and soliciting volunteer materials and labor for the project. Recent conversations with the Board of Health and their Agent regarding the potential for public restrooms has led to the design of a "dry" storage building with the potential for future plumbing. Members requested a cut sheet of the proposed block and agreed that the building footprint changes were acceptable.

Approval Not Required Subdivisions

1. Lambert, Underwood Street – Atty. Peter Barbieri was present to request an extension to the Lambert's application as a result of the required public hearing for frontage "waiver" under the provisions of the Subdivision Control Law. He agreed to file a formal frontage waiver request for the two proposed lots with 90' of the frontage in the AR-B zoning district. Members expressed concern for the level of the requested waiver. Atty. Barbieri indicated that the Zoning Board of Appeals had considered a number of hardship factors in their review and grant of a dimensional variance. He agreed to fund peer review for legal review given the unusual situation. He requested a reduction or waiver of the application fee. The Board took no action on this item. An extension was requested and granted until May 17<sup>th</sup>.
2. Holliston Trails Committee/ALIM, South Street – Members reviewed a plan prepared by Beals and Thomas dated March 22, 2012 showing two lots denoted as "Not to be considered building lots". Neither of the two lots have legal frontage and are both part of the former rail right-of-way. The larger of the two lots will

**Approved: 4/26/2012**

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Meeting Minutes of April 12, 2012**

become a link in the Upper Charles Trail from the Milford town line to South Street and ALIM will retain the other as it abuts other property they own. Mr. Patel made a motion to approve the plan. Mr. Chamberlain seconded with all in favor.

April 23<sup>rd</sup> Meeting with the Board of Selectmen

Members discussed issues raised in the January Economic Development Committee Report to be discussed on Monday, April 23<sup>rd</sup> with the Selectmen and other regulatory boards and staff at 8:00 p.m. Ms. Sherman added that a public hearing has been scheduled for 7:30 p.m. that evening to consider the proposed roadway acceptance for Deer Run (Courtland Pines Definitive Subdivision).

**Adjournment** - The meeting was adjourned at 9:40 p.m. on a motion made and duly seconded. The next meetings were scheduled for April 26<sup>th</sup> and May 17th. The Annual Town Meeting is scheduled for Monday, May 7<sup>th</sup>.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: 4/26/2012**