

**Holliston Planning Board
Meeting Minutes of April 26, 2012**

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

Call to Order: The Chairman called the meeting to order at 7:30 p.m. in Room 105 of the Town Hall, 703 Washington Street.

**General Business:
Approval of Minutes**

On a motion by Mr. Chamberlain, seconded by Mr. Zeamer, the Board voted unanimously to approve the minutes of April 12, 2012 as amended on a vote of 3-0-1 (Mr. Loya abstained).

Continued Administrative Site Plan Review: HCK Realty LLC, 136 Fisher St

Paul Truax, PE was present from GLM Engineering Consultants, Inc. to present stormwater and plan revisions requested at the last meeting. He noted that the stormwater system now includes infiltration devices to accommodate 1 inch of roof runoff as well as a basin area to treat and store the entire parking and loading area which was previously shown as partially gravel. A note has been added to the plan calling for installation of pack lighting with automatic on/off and motion sensor features. A building elevation approximating the building and door style was presented.

Mr. Zeamer made a motion to approve the Certificate of Action dated April 20, 2012 as amended through discussion. Mr. Chamberlain seconded with all in favor.

Zoning By-Law Amendments

The Chairman noted that he had prepared and sent a PowerPoint presentation to the members for input on the “Solar By-Law”. Some discussion followed. Thomas Gilbert and Sandra George-O’Neil were present to discuss their efforts to educate voters about the proposal including a blog and Q&A.

Permitting Guide/Economic Development Committee Report

The Chairman noted that he had met with the Board of Selectmen on April 17th regarding the Economic Development Committee report. Members discussed the recommendations for pre-development meetings and a community development process guide. Ms. Sherman was directed to draft a response on behalf of the Board.

Master Plan Update

The Chairman reviewed the materials on Master Plan goals and demographic trends he released to the Selectmen and noted that he had discussed same with the Board of Selectmen on April 17th. Some discussion of multi-family housing opportunities followed.

Approval Not Required Subdivision

32R Hill Street – Mr. Zeamer made a motion to empower the Agent to endorse the plan prepared by Paul DiSimone of Medway on behalf of Anthony Brocchi and Christine Price. The division depicts an exchange of land on existing lots because of a driveway encroachment. Mr. Chamberlain seconded with all in favor.

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Adjournment - The meeting was adjourned at 9:15 p.m. on a motion made and duly seconded.

Respectfully submitted,

Karen L. Sherman, Town Planner