

**Holliston Planning Board
Meeting Minutes of May 31, 2012**

In Attendance: Jack Donovan, Parashar Patel, Jonathan Loya, Warren Chamberlain and Geoffrey Zeamer (arrived at 7:50 p.m.)

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. Patel, the Board voted unanimously to approve the minutes of May 17, 2012 as written.

Wilson Acres Definitive Subdivision Lot Releases

Mr. Patel made a motion to issue a Lot Release from the provisions of the Covenant for Lots 1 and 2 Brandon Lane. Mr. Chamberlain seconded with all in favor. Establishment of surety will be held for discussion until June 21st as the 100% construction cost estimate has errors and has not been reviewed by AP Associates.

Approval Not Required (ANR) Subdivision

Rocky Woods Definitive Subdivision Open Space, Rocky Woods Trail

On a motion by Mr. Patel, seconded by Mr. Chamberlain, the Board voted to empower the Agent to endorse this ANR plan depicting the open space parcels in Holliston and Hopkinton. The plan was endorsed by the Hopkinton Planning Board on May 17, 2012. The plan was prepared by Precision Land Surveyors and is dated May 17, 2012.

Reorganization

Mr. Donovan opened the nomination process to reorganize the positions of chairman, vice chairman and clerk/agent. Mr. Chamberlain nominated Mr. Patel as Chairman. Mr. Patel agreed to serve. No other nominations were offered. The vote in favor was unanimous. Mr. Donovan nominated Mr. Zeamer as Vice Chairman. Mr. Zeamer agreed to serve. No other nominations were offered. The vote in favor was unanimous. Mr. Zeamer nominated Mr. Loya for Clerk/Agent. Mr. Loya agreed to serve. No other nominations were offered. The vote in favor was unanimous.

Approval Not Required (ANR) Subdivision

Lambert, Underwood Street

Atty. Peter Barbieri was present for Clem Lambert to discuss the application of Anna Lambert for a four-lot ANR plan along Underwood St., the location of the Deer Run Subdivision. Atty. Mark Bobrowski was present at the May 17th meeting to discuss concerns raised by the Chairman regarding the relief granted by the Zoning Board of Appeals. Atty. Bobrowski summarized that the Board could disapprove the plan and expect an appeal, do nothing and allow for a constructive grant of the application, or approve the plan subject to placing a covenant on the open space. Atty. Barbieri subsequently prepared a covenant which Atty. Bobrowski reviewed and approved via an e-mail. Members discussed drafting a letter to the Zoning Board with their concerns. Their next meeting is scheduled for June 20th.

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Mr. Donovan made a motion to disapprove the application for ANR endorsement. Mr. Zeamer seconded with the vote in favor as follows: 4-1-0 with the Chairman voting against.

Final Release of Surety: Courtland Square Subdivision

As a result of acceptance by Town Meeting, the Board voted to release remaining surety and escrow for the Courtland Square Definitive Subdivision on a motion by Mr. Donovan seconded by Mr. Zeamer.

Site Plan Review Public Hearing: Holliston Water Dept., Well #7 off Mohawk Path

The Chairman opened the public hearing shortly after 8:00 p.m. Mr. Donovan made a motion to waive the reading of the public hearing notice as no one was in the audience. Representing the Applicant were Water Supt. Dr. Ron Sharpin, PE and Ali Parand, PE of AP Associates.

Mr. Parand gave an overview of the proposed improvements, including a proposed 12' x 20' pump house and 8" water main across Lots 101 and 102 in the Highlands at Holliston Subdivision to Mohawk Path and Mayflower Landing to the treatment plant. The pump house building is proposed to house equipment for Well #7 including a flow meter, pump drive and control instruments. The pump house is to be located in a fenced area with front and rear gates for access. The only exterior light is a motion-activated fixture above the door. The building has a keypad security entry and is concrete with a "brick" veneer. The building will be accessed daily for required monitoring. Access to the building is proposed along an existing easement between Lots 101 and 102.

The proposed access drive is 12' dense graded crushed stone with a 4' shoulder and a 25' paved apron at Mohawk Path. The drive has a 10% slope for the first 100 feet and then transitions to a 5% grade to the building. Twenty-six trees along the drive have been negotiated with the landowner Toll Bros. Mass to optimize screening for the two adjacent homes. The trees are arborvitae. Some concerns about maintenance were raised. Dr. Sharpin stated that the staff drive 4-wheel drive vehicles and have the capacity to perform some maintenance.

Mr. Donovan made a motion to close the public hearing. Mr. Zeamer seconded with all in favor. Mr. Zeamer made a motion to approve the site plan review application as presented with the following special conditions: 1. The access drive shall be regularly inspected and maintained and 2. Landscaping specimens shall have a 2-year guarantee. Mr. Donovan seconded with all in favor.

Adjournment - The meeting was adjourned at 9:10 p.m. on a motion made and duly seconded. The next meeting is scheduled for June 21st at 7:30 p.m. Members were encouraged to re-visit their work program priorities.

Respectfully submitted,

Karen L. Sherman, Town Planner

Approved: June 21, 2012