

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

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

Call to Order: The Chairman called the meeting to order at 7:00 p.m. in the Selectmen's Meeting Room of Town Hall, 703 Washington Street.

General Business

Chamberlain Pines: Supplement to Decision - Minority Opinion

Atty. Mark Bobrowski was present to discuss augmenting the record of the Land Court appeal filed by E&C sports as a result of a recent Status Conference with Judge Scheier. Atty. Cavanaugh was present for E&C as was Laura Emerson. Atty. Bobrowski stated that he was aware that Mr. Patel would not be present and read a statement prepared by Mr. Patel into the record. Mr. Zeamer read his rationale for voting against the special permit and site plan review petition into the record. (Note: Both statements are attached to these minutes.)

Atty. Bobrowski summarized the objections and stated that the record of the decision would be augmented based on unanimous support of the motion to do so by Mr. Zeamer, which was seconded by Mr. Donovan. Atty. Bobrowski indicated that he would report to Judge Scheier by the end of the week.

Approval of Minutes – 4/7/11

On a motion by Mr. Donovan, seconded by Mr. Zeamer the minutes were approved as written on a vote of 3 – 0.

Zoning Map Amendment Public Hearing

Washington Street and Hopping Brook Road

The Chairman opened the public hearing at 7:30 p.m. Present with Brian McCann from Hill Companies, owner of 2016 Washington Street, was Atty. Peter Barbieri from Fletcher Tilton, PC. Atty. Barbieri presented some supplemental materials regarding potential tax impacts of development on the Hill properties. He added that Hill is still committed to execute a covenant to limit uses on Lot 1 to commercial uses allowed in the Industrial zoning district. Mr. McCann indicated that he had met with the Economic Development Comm. earlier today and received their support.

Mr. Zeamer expressed concerns for the development footprint shown for Lot 1, especially the parking area to area ratio. Atty. Barbieri agreed to modify the map with a notation. Mr. Donovan made a motion to close the public hearing and recommend favorable action on proposed Article 33 of the annual Town Meeting Warrant in a report to the Town Moderator. Mr. Zeamer seconded with all in favor.

Scenic Road Public Hearing

523 Central Street

The Chairman opened the public hearing at 8:15 p.m. Charles and Karla Brewster were present to discuss the proposed removal of two large oak trees at the front of their property at #523. They presented several photographs of the trees, including a clear view of a splitting multi-stemmed tree. Also, a letter of support from a direct abutter was entered into the record.

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After some discussion, Mr. Donovan made a motion to approve the request for tree removal contingent upon replacement by two maples to be planted within 15' of the edge of pavement. Mr. Zeamer seconded with all in favor.

495/Metrowest Development Compact Workshop

Bruce Leish, Director of the Metrowest Regional Collaborative joined the members to discuss the compact and Holliston's priority development and priority preservation areas. He presented a draft map and inventory dated May 3rd. Also present for the discussion were Selectmen Jay Marsden, Town Administrator Paul LeBeau, Trails Committee Chairman Robert Weidknecht and Michelle Johnson of 77 Rockland Street. A regional workshop is planned for June. Mr. Leish made an appeal for Holliston to re-join the group formally. Mr. Weidknecht gave an update on the Upper Charles Trail.

Adjournment - The meeting was adjourned at 8:50 p.m. on a motion made and duly seconded. Meeting dates were established for May 12th and June 6th.

Respectfully submitted,

Karen L. Sherman, Town Planner