

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

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

**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. Also present was Richard Westcott, PE of Westcott Site Services.

**Executive Session:**

On a roll call vote, the Board voted unanimously to enter into Executive Session under the provisions of MGL, c. 39, s. 23B (#3) to discuss legal strategy with regard to Anna Lambert v. Planning Board on a motion by Mr. Donovan and seconded by Mr. Zeamer. The Chairman announced that the Board would return to open session. Also in attendance were Atty. Mark Bobrowski of Blatman, Bobrowski and Mead, Chairman of the Board of Selectmen Jay Marsden, and Town Administrator Paul LeBeau. No votes were taken. The Board returned to open session on a unanimous roll call vote on a motion by Mr. Zeamer, seconded by Mr. Chamberlain.

**General Business:**

**Approval of Minutes**

On a motion by Mr. Donovan, seconded by Mr. Chamberlain, the Board voted unanimously to approve the minutes of June 21, 2012 as amended.

**Highlands at Holliston Subdivision**

Mr. Westcott noted that Don Seaberg, PE of Benchmark Engineering had provided the required camera work on the Mohawk Path drainage. Several areas of repair were noted and it was noted that Mr. Smith also has a copy and will review. Mr. Westcott concluded that Mr. Seaberg from Benchmark Engineering will need to provide a plan of action for repairs as well as an adjustment to the proposed Construction Cost Estimate.

**Special Permit Public Hearing**

**Taylor, Prentice and Mill Sts.**

The Chairman opened the public hearing at 8:05 p.m. and waived the reading on a motion by Mr. Chamberlain, seconded by Mr. Donovan. The vote in favor was 4-1. Present for the Applicant was Rob Truax of GLM Engineering Consultants, Inc.

Ms. Sherman provided an overview of the proposed permitting for the locus, including a Special Permit for a Common Driveway and a ZBA Variance for number of lots on a common driveway and access to the buildable portion of lot #4 over the common driveway (not its frontage). It was noted that the ZBA has opened its hearing but has taken no testimony. Their hearing is scheduled to reconvene on July 18<sup>th</sup>. The Planning Board previously endorsed an Approval Not Required Subdivision Plan prepared by GLM Engineering Consultants, Inc. at its May 17<sup>th</sup> meeting.

Mr. Truax described the Common Driveway proposal, noting its placement at the top of the rise along Prentice Street, roughly across from #246. The driveway is 225' long with a turnaround with an internal planting area which will also serve to treat drainage in a bioretention design. The proposed pavement width is 18' with a -3% grade down from the grade of Prentice Street. The proposed driveway for Lot 1 has also been situated on Prentice Street. He noted that he had investigated a cluster design but decided that the physical limitations of the plausible percs and wetlands were too great.

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Several members commented negatively on the proposed design and expressed concerns for the lot layouts as well as the proposed common driveway. A suggestion was made to relocate the drive to Mill Street and re-evaluate a subdivision option. Comments from Westcott Site Services dated June 26 were reviewed. Issues discussed were sight distance, vertical curve, leveling area, turnaround diameter and stormwater management. Several waivers were contemplated. Mr. Truax agreed to provide additional information on the proposed bioretention area and make several plan modifications.

On a motion by Mr. Donovan, seconded by Mr. Zeamer with all in favor, the public hearing was continued until 8:00 p.m. on July 26<sup>th</sup>.

**Special Permit and Site Plan Review Public Hearing  
Rocky Road RT, 2016 Washington Street**

The Chairman opened the public hearing at 8:50 p.m. and waived the reading on a motion by Mr. Chamberlain, seconded by Mr. Donovan. The vote in favor was 4-1. Present for the applicant was Brian McCann of Rocky Road RT as well as Rob Truax of GLM Engineering Consultants, Inc. and William Scully, PE.

Ms. Sherman gave an overview of the +/- 3-acre site, noting that the locus is part of a May 2011 zoning map amendment which changed approximately 20 acres along Washington Street just east of Hopping Brook Road from AR-1 to Industrial. The site is adjacent to and includes access to a recently permitted common driveway serving two industrial lots currently owned by this Applicant. The proposed Special Permit is for two proposed uses in the Industrial zone – 3,000 s.f. of retail sales (Use #27) and 1,600 s.f. restaurant with drive-in (Use 35a) under Zoning By-Law Section III-A Schedule of Uses. It was noted that the retail space may also be office space which is allowed in the zoning district by-right.

Mr. Truax provided a detailed overview of the proposed 4,600 s.f. single-story building, including traffic flow and drive-thru queuing, parking, access, and stormwater management. He noted that the Conservation Commission is currently reviewing this filing as well and that the wetland buffer is protected along the southern portion of the site by a proposed retaining wall with guardrail. Mr. Scully verified that MassDOT had issued an access permit for the two drives.

Additional information was requested on dumpster screening, lighting, sign location and detail, hours of operation, and the traffic study completed by Mr. Scully. Ms. Sherman will review the prior Dunkin Donuts decision.

On a motion by Mr. Donovan, seconded by Mr. Zeamer, the public hearing was continued until 8:30 p.m. on July 26<sup>th</sup>.

**Adjournment** - The meeting was adjourned at 9:50 p.m. on a motion made and duly seconded. The next meeting is scheduled for July 26 at 7:30 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: July 26, 2012**