

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

**In Attendance:** Chairman Jack Donovan, Parashar Patel, Jonathan Loya, Geoffrey Zeamer, and Warren Chamberlain. Also present was Richard Westcott, PE from Westcott Site Services.

**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 – 7/28/11

On a motion by Mr. Chamberlain, seconded by Mr. Patel the minutes were approved on a unanimous vote with one amendment under the Constitution Village and Indian Trails discussion.

Continued Discussion Regarding Form E Amendments

The Board revisited the Mr. Donovan's proposal to update the Form E unit prices utilizing the construction means publication. Mr. Westcott provided a first draft of a form update dated August 5, 2011. He noted that most line items calculated in the worksheet are higher than Mr. Smith's summary of bids and bidders for FY12. He suggested adding a substantial contingency amount to each bond and eliminating the inflation factor (2% maintenance cost) of the old form. Mr. Westcott noted that he could complete the work for a public hearing in September and will coordinate additional drafts with Ms. Sherman and Mr. Smith.

Highlands at Holliston:

*1. Surety Reduction Request – Highlands at Holliston (Mohawk Path Sta. 7+50 to 39+00 and Mayflower Landing)*

Mr. Miccile returned to his written request of June 7, 2011 regarding adjustments to bond no. 4541. Based on concerns raised by Mr. Smith regarding use of Mayflower Landing to access all remaining phases of construction, Mr. Westcott not only completed a revision of the Form E as approved in 2010 totaling \$232,205.63 but added back the bituminous concrete base course. The draft Form E is dated August 8, 2011. The total recommended guarantee required is \$302,308.62. Mr. Miccile acknowledged receipt of the draft and acceptance of the amount calculated.

Mr. Patel made a motion to adjust bond number 4541 for work completed and accepted on a portion of Mohawk Path (Sta. 7+50 to 39+00) as well as work remaining on Mayflower Landing to \$302,308.62. Mr. Zeamer seconded with all in favor.

*2. Surety Establishment and Lot Release Request – Highlands at Holliston (Lots 59-64 and 97-105 Mohawk Path)*

Mr. Westcott also applied the new Form E prices to the proposed surety estimates for Mohawk Path (Sta. 39+00 to 51+00) and recommended a guarantee of \$218,851.48 for this portion of roadway as opposed to the \$179,455.36 on the old form. The draft Form is dated August 9, 2011. He also recommended an adjustment to the drainage surety for Mohawk Path (Sta. 39+00 to 55+50) which includes detention basin no. 7. The Form E is dated August 9, 2011 and recommends a guarantee of \$23,992.47. He noted that this number is a reduction from the \$34,113.60 existing surety posted in 2010 (bond no. 6636).

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

Mr. Patel made a motion to establish a surety amount of \$218,851.48 Mohawk Path (Sta. 39+00 to 51+00). Mr. Zeamer seconded with all in favor.

Mr. Patel made a motion to approve Lot Releases from the subdivision covenant for Lots 59-64 (including 60A, 61A and 62A recently adjusted) and 97-105 (including lots 97A, 98A, 99A, 100A, 104A and 105A as recently adjusted) upon receipt of the required surety. Mr. Zeamer seconded with all in favor.

**OSRD Definitive Subdivision and Site Plan Review Continued Public Hearing  
Rocky Woods – Wilson Street**

The Chairman re-opened the hearing at 8:30 p.m. Present was the owner/applicant Ron Nation and George Connors of Connorstone Engineering. Mr. Connors provided an overview of the revisions since the July 28<sup>th</sup> session, including a revision to the cul-de-sac radius as well as the addition of an underground fire suppression cistern in response to the fire chief's comments regarding NFPA standards. He noted that the cistern is 6,000 gallons and has been located near the detention basin and Wilson Street intersection. Additionally buffer plantings have been added to Lots 5,6 & 7. He provided documentation of the existing drainage structures on Wilson Street and provided correspondence dated August 9<sup>th</sup> regarding same.

The Chairman opened the floor for questions. Debbie Mark of 112 Wilson Street expressed a preference for additional buffer plantings and a concern for lot grading and retaining walls. After some discussion it was agreed to extend the proposed buffer of 6-10' trees further with a guarantee of their health during the life of the project.

Mr. Zeamer made a motion to close the public hearing. Mr. Patel seconded with all in favor. Mr. Patel made a motion to approve the Certificate of Action as drafted with amendments offered in discussion (See below. Amendments are noted in italics.). Mr. Chamberlain seconded with all in favor.

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

**Certificate of Action  
“Rocky Woods” Open Space Residential Development  
Definitive Subdivision and Site Plan Review**

**Decision Date:** August 11, 2011  
**Applicant:** South Mill Street LLC  
**Address:** P.O. Box 152  
Hopkinton, MA 01748  
**Owners:** South Mill Street LLC and  
Connolly LLC – P.O. Box 152, Hopkinton, MA 01748  
**Site Location:** Wilson Street, North and West of #118  
**Assessors’ Reference:** Map 7, Block 1, Lots 9.2, 9.3, 9.4, 7.2, 7.3, 22.3, 22.2,  
and 22.1  
**Zoning District:** Agricultural-Residential A

**ADMINISTRATION AND PUBLIC HEARING**

The Applicant filed with the Planning Board the following, which are contained in the records at the Planning Board office and are incorporated into this Decision by reference:

1. Application and Supplemental Narrative (including waivers) entitled “Open Space Residential Development Plan Rocky Woods” for a site plan review and definitive subdivision filed with the Planning Board and Town Clerk on July 7, 2011.
2. The Plan set entitled “Definitive Subdivision Plan Rocky Woods”, Holliston and Hopkinton, MA prepared by Connorstone Engineering, Inc., dated June 24, 2011 (revised thru August 11, 2011). (*Note: Plan revisions will reflect open space bound locations and additional buffer plantings*).

Hearing notice under the requirements of the Holliston Zoning By-Laws and M.G.L.c.40A and c. 41, s. 81T included the following:

1. Publication of a hearing notice in the Metrowest Daily News on July 13 and July 20, 2011;
2. Posting of the hearing notice with the Town Clerk on July 8, 2011; and
3. Abutter notification (including surrounding towns) by mail on July 12, 2011.

The Planning Board opened the public hearing on July 28, 2011. It was continued until August 11, 2011.

The Planning Board also received correspondence from the following Town agencies:

1. Fire Chief dated July 27, 2011
2. Police Chief dated August 3, 2011
3. Board of Health dated July 22, 2011
4. Conservation Commission dated July 20, 2011

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

Civil engineering peer review was completed by Westcott Site Services. Reports were issued dated July 22 and July 27, 2011. Mr. Westcott attended both public hearing sessions and provided input to the Board.

The aforementioned are contained in the Planning Board files and are incorporated into this Decision by reference. Also, providing testimony at the public hearing were: Lawrence (Scott) MacDonald of 135 Wilson Street, Debbie and John Mark of 112 Wilson Street, Joseph Mark of 100 Wilson Street, Margaret Koning of 111 Wilson Street and Harold and Gail Dahlstrom of 155 Wilson Street.

**FINDINGS**

Having reviewed the plans and reports filed by the Applicant and their representatives and the representatives of the Town, considered the testimony at the public hearing and having viewed the site, the Planning Board has determined that this Application for an Open Space Residential Definitive Subdivision is consistent with the requirements of the Board's Rules and Regulations effective at the time of filing of the application (dated March 26, 2009) and the Zoning By-Laws (Section V-H and VII with the conditions specified in this Certificate and the waivers noted below.

The proposed use of the land for not more than seven (7) single family residential dwellings plus designated open space is consistent with the uses allowed within the Agricultural Residential A zoning district and the provisions of Section V-H Open Space Residential Development and Section VII Site Plan Review of the Holliston Zoning By-Laws. The Density Determination Plan (Figure P-3) provides a conventional development scenario which is not the preferred development design. The potential connection of a through street into a dense subdivision in Hopkinton was of concern to abutters and is not desirable to the Town.

The site consists of a total of 19.35 acres with 5.18 acres in Hopkinton some of which is located in an existing definitive subdivision known as Connelly Hill. All required minimums have been calculated under the Town of Holliston's requirements. A total of 7.2 acres has been designated as open space on two separate parcels. An additional 3.74 acres of open space extends into Hopkinton. Both the minimum open space percentage and upland percentage requirements are met with the proposed design. The Board also finds that the required perimeter buffer required by Section V-H(7)(B) will be provided as proposed. The open space shall be available for use by the general public and public access will be provided from Wilson Street and Hanlon Road. The open space represents a link in a regional open space network in an area known as Rocky Woods and College Rock shared by the three communities of Holliston, Hopkinton and Milford. The land contains some unusual and unique rock outcrops within the proposed open space as well as interior stone walls in a mature hardwood forest setting.

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

**WAIVERS**

The Board's decision to approve the Application for Definitive Subdivision is based on the following waivers from strict compliance with the Board's Rules and Regulations and is granted under the authority of MGL, c. 41, s. 81-R. To the extent that the plan shows additional waivers not expressly set forth below, the appropriate Town by-law or regulation shall apply. To the extent the plans are silent on a particular issue, the appropriate Town by-law or regulation shall apply. The waivers are as follows:

1. Section 5.2.1(a and i) Location and Alignment: The subdivision roadway has been designed to be at a grade of 2% for 100' before the intersection. The Board finds that it is in the public interest to allow this waiver based on the low density of the development and to minimize overall disturbance of the natural terrain.
2. Section 5.4.3 Exterior Lighting: All provisions of this section are waived as the applicant has agreed to install individual lights at the end of each planned driveway as mitigation.
3. Section 5.5.1 Sidewalks and Shoulders: No sidewalks are proposed consistent with rural residential lane design standards (Appendix A, Table 1).

The Board finds that these waivers are in the public interest and not inconsistent with the intent and purposes of the Subdivision Control Law and the applicable Planning Board Rules and Regulations (dated March 2009).

**CONDITIONS OF APPROVAL**

The Board's decision to approve the Application for an Open Space Residential Site Plan Review and Definitive Subdivision is subject to the following conditions:

1. This Definitive Subdivision is not valid until recorded and indexed at the South Middlesex County Registry of Deeds in accordance with the provisions of MGL, c. 41, s.81-W. The copy of the Decision to be filed must contain a certification by the Town Clerk that 20 days have elapsed since after the decision has been filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied. The Applicant shall submit proof of recording to the Planning Board.
2. All construction within the subdivision shall be completed within two years from the date of the endorsement of the approved plan and covenant. Failure to complete construction within two years from the date of endorsement shall automatically render the approval of the subdivision null and void. Any request for extension of the two-year period must be made in writing more than 30 days prior to the expiration.
3. The subject parcels shall be limited to subdivision into seven (7) building lots and one permanently protected open space parcel as indicated on the record plan. No further subdivision shall be allowed. Principal structures shall be limited to detached single family dwellings.
4. A copy of this decision and endorsed plan set shall be kept on site and shall be made available to all site contractors.

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

5. The Applicant shall provide the Planning Board office with the name, address and business phone number of the individual(s) responsible for the activities on site and the date work will commence. A pre-construction meeting shall be scheduled through the Planning Board Office with Town staff and the Board's consulting engineer at least 48 hours prior to commencement of work. At the conference, a schedule of inspections shall be agreed upon by the applicant, the Board's agents and other municipal officials.
6. The Applicant shall engage a registered engineer to oversee the installation of the improvements and ascertain that the materials and workmanship therefore conform to all specifications. The engineer will file written reports with respect to such installation in accordance with the requirements of the Holliston Subdivision Rules and Regulations.
7. The Board or its agents may enter onto and view and inspect the property during regular business hours, without notice, to ensure compliance with the terms and conditions of this decision, subject to applicable safety regulations.
8. No corrections, additions, substitutions, alterations or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any requests for field changes shall be made in writing to the Planning Board for review and approval and shall include a description of the proposed change(s), reasons the change is necessary, and supporting documentation deemed necessary by the Board.
9. *Hours of construction for required improvements shall be as follows: Monday through Friday 7:00 a.m. to 6:00 p.m. with no work on weekends or holidays.* The applicant shall at all time use reasonable means to minimize inconvenience to residents in the general area. Construction activities shall include but not be limited to: start-up of equipment or machinery; delivery of building materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities (both on and off the site); removal of stumps and debris; and erection of new structures. Hours of operation shall be enforced by the Holliston Building and Police Departments.
10. All stormwater best management practices (BMP's) shall be constructed prior to any clearing of the lot sites or the construction of the roadway or common driveway on the site for which the BMP's are intended to service.
11. Prior to any release or reduction of required surety, an interim as-built plan of the drainage facilities shall be submitted to the Board for review and approval.
12. During construction the Applicant shall perform daily clean up of construction debris, including soil, on Town streets caused by the site construction.
13. The Applicant shall conform to all pertinent requirements of the Americans with Disabilities Act and Massachusetts Architectural Access Board, if applicable.
14. All signage, including signs to promote sales, shall comply with the Zoning By-Law.
15. Approval by the Planning Board shall not be treated as, nor deemed to be, approval by the Board of Health for a permit for the construction and use on any lot of an individual sewage system. If there is any inconsistency between the submitted Subdivision Plan and the plans as may be approved by the Board of Health, the applicant shall submit an amended plan to the Planning Board for approval. Said

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

- amended plans shall be accompanied by a letter setting forth any and all changes from the submitted subdivision plan and shall include drainage calculations, if applicable.
16. Should a centralized mailbox area be required by the USPS for the project, adequate off-street parking shall be provided for the facility.
  17. No on-street parking shall be allowed because of public safety concerns and the roadway shall be posted clearly. Signage location shall be approved by the Holliston Police Department.
  18. Blasting, if any, shall be performed in accordance with the regulations of the Commonwealth of Massachusetts, 537 CMR. 13.00, and in accordance with the Holliston Fire Department.

**Special Conditions**

19. The Applicant shall secure any approval required from the Board of Selectmen and Highway Department for work on Wilson Street before the issuance of any Building Permit. Proof of this approval shall be submitted to the Planning Board and the Inspector of Buildings.
20. *Prior to the issuance of any Lot Release from the Covenant, the Applicant shall deed the designated Open Space in both communities per Section V-H(8) of the Zoning By-Laws. Proof of ownership shall be provided to the Planning Board.*
21. *The Open Space and the easements within the area shall be clearly identified and permanently marked on the ground prior to commencement of any construction activity.* Uniform pole or post-mounted light fixtures (period style) shall be chosen in accordance with the standards of the International Dark-Sky Association or be IDA-Approved™ and shall be installed at the end of each driveway prior to occupancy. The specifications shall be approved by the Planning Board prior to installation.
22. All Conditions and Waivers noted above shall be an attachment to the statutory covenant governed by the provisions of G.L. c. 41, s. 81U either in the text of the document or as an attachment.

Following endorsement by the Planning Board, the applicant shall supply five (5) prints of the signed plan set and a digital copy of the plans capable of conversion to a “.dxf” file prepared in accordance with the MassGIS “Standard for Digital Plan Submission to Municipalities”.

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

**Special Permit and Site Plan Review Public Hearing  
Michael Brumber – Lowland Street**

The Chairman re-opened the public hearing at 9:35 p.m. Present was the applicant Michael Brumber along with Bruce Wilson, PLS of GW Site Solutions, Inc.(surveyor). Mr. Brumber provided a plan revision (GW Site Solutions, Inc dated August 10, 2011)

The proposed state license (DEP Determination of Need for Site Assignment for Large Recycling and Composting Operation – Recycling Operation processing more than 100 tons per day) was reviewed. Mr. Brumber indicated that any asphalt, brick or concrete rubble (“ABC”) is considered “recyclable” when processed to under 6”. His proposal is to crush and screen primarily cement concrete and asphalt to ½” to 3” material. He described the existing piles of material (processed an unprocessed) as well as “virgin” material. Mr. Brumber added that in addition to the crushing and screening proposed, he would like to store and wholesale some virgin earth products as noted on the site plan. He noted that plan revisions indicate an area for equipment storage. He provided a specification sheet on both the screener and crusher units.

Mr. Patel made a motion to close the public hearing. Mr. Zeamer seconded with all in favor.

Mr. Patel made a motion to approve the application per the draft Certificate of Action as amended through discussion (See below in italics.). Mr. Chamberlain seconded with all in favor.

**CERTIFICATE OF ACTION  
SPECIAL PERMIT AND SITE PLAN REVIEW – MICHAEL BRUMBER**

**Decision Date:** August 11, 2011  
**Applicant:** Michael Brumber  
**Address:** 157 Lowland Street, Holliston, MA  
**Owner:** BA Simeone c/o Aggregate Industries, 400 Green Street, Wrentham, MA 02093  
**Site Location:** 157 Lowland Street  
**Assessors’ Reference:** Map 12, Block 4, Lot 34  
**Zoning District:** Industrial (I)

It is hereby certified by the Planning Board of the Town of Holliston, Massachusetts, in accordance with the Rules and Regulations of the Holliston Planning Board, Article VII, Site Plan Review, a duly called and properly posted public hearing of said Planning Board was held on July 28, 2011 and continued to August 11, 2011. At a duly posted meeting on August 11, 2011, it was voted to **approve** a Special Permit and site plan application based on a plan entitled “Site Plan of Land in Holliston, MA” prepared for Michael Brumber of 815 Highland Street, Holliston on a motion made and duly seconded. The plan set was prepared and stamped by Bruce E. Wilson, Jr., PLS of GW Site Solutions Inc. of Franklin, MA. The application was filed with the Planning Board

**Approved: 9/8/11**



**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

Office on July 7, 2011 and concerns a 7.07-acre property on Lowland Street in the Lowland Industrial Park identified as Map 12, Block 4, Lot 34.

Hearing notice under the requirements of the By-Law and MGL, c. 40A included the following: 1. Publication of a hearing notice in the Metrowest Daily News on July 13 and 20th,

2. Posting of the public hearing notice with the Town Clerk on July 7<sup>th</sup>, and
3. Abutter notification (including surrounding towns) by mail on July 12<sup>th</sup>.

The Applicant filed with the Planning Board the following, which are contained in the records at the Planning Board office and are incorporated into this Decision by reference:

1. Application and narrative for Site Plan Review filed with the Planning Board and Town Clerk on July 7, 2011 signed by the Applicant and Owner's Representative.
2. Plans entitled "Site Plan of Land in Holliston, MA", consisting of two sheets, dated July 7, 2011 (revised through August 11, 2011) prepared and stamped by Bruce Wilson, Jr. PLS.

The Planning Board also received correspondence from the Town of Holliston Fire Chief (dated July 27) and Police Chief (dated August 2) as well as Richard T. Westcott, PE of Westcott Site Services, civil engineering consultant for the Planning Board (dated July 18, 2011). The aforementioned are contained in the Planning Board files and are incorporated into this Decision by reference.

**PUBLIC HEARING AND FINDINGS**

During the course of the public hearing, the following individuals made appearances on behalf of the Applicant and Owner: Michael Brumber (applicant), Attorney Mark Helwig, Dennis Lydon of Aggregate Industries (owner), Bruce Wilson, PLS of GW Site Solutions, Inc.(surveyor), Russell Waldron of AES Applied Ecological Sciences (wetland ecologist) and J. David Simmons, Esq. of Angle Tree Consulting. No abutter or other party of interest was in attendance.

The Applicant explained that the property, which is the subject matter of several historical Zoning Board of Appeals Special Permits and Variances and this application, is located on Lowland Street within the Lowland Industrial Park. The existing buildings, parking, and outdoor storage areas are all located within the Industrial zoning district. The Applicant will occupy one of the buildings as an office and will store excavating equipment, construction materials and the company's fleet on site.

The Applicant requested a Special Permit under the Holliston Zoning By-Laws, Section III-A Schedule of Use Regulations (#42a "General industrial uses..." and #49 "Outside storage of building or other materials not covered elsewhere in this by-law") for processing and outside storage of building materials and equipment year-round. The exterior material storage areas are not proposed to be individually enclosed but are identified on the site plan with piles labeled as raw and processed materials, and the site perimeter is primarily comprised of concrete barriers and earthen berm. The Applicant is

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

primarily engaged in processing and recycling of asphalt and concrete rubble material to produce “recycled aggregate” materials suitable for construction projects. Such processing requires a Determination of Need (Large Operation) from the Massachusetts Department of Environmental Protection (BWP SW 02). The quantity identified in that permit application totals 125,000 tons per year with a maximum of 1,000 tons received per day (300 tons on average). This aspect of the operation – receiving unprocessed materials -- is limited to approximately 6 months per year (April – October). Materials will be acquired from rehabilitation and construction of roadways, parking areas, storage area restoration and construction sites as well as demolition of bridges, buildings and other structures. The Applicant has indicated that a maximum amount of 10,000 tons of materials will be stored while “in process” and 10,000 tons of processed materials will be stored prior to shipment. Approximately 20 tons of non-recyclable residue (primarily rebar and wire mesh) have been identified and will be stored until shipped to another recycler.

Proposed site improvements were described, including truck circulation, screening, parking and security. Manufacturer specifications for a portable track-mounted crusher which will feed a portable screener that will sort and disperse recycled asphalt material into assorted sizes from ¾” to 3” have been provided.

At the public hearing sessions, no abutters offered testimony for or against the proposal. Upon motion made and duly seconded, the public hearing was closed on August 11, 2011.

Having reviewed all the plans and reports filed by the Applicant and his representatives and the representatives of the Town, considered the testimony at the Public Hearing and having viewed the site, the Planning Board has determined that the Application for Special Permit and Site Plan Review is consistent with the requirements of Sections III-A and VII of the Zoning By-Law. In connection with the application for Special Permit for Use pursuant to Section III-A, the Board makes the finding that the use is in harmony with the general purpose and intent of the By-Law.

The Site, as noted, is presently vacant within a planned industrial park. The proposed use of the site for outside storage of materials (sand & gravel, recycled asphalt and concrete products, and equipment) is consistent with the uses allowed under the zoning by-law within the Industrial district. The Board finds that the aforesaid uses can be made at the Site in a manner that is not detrimental to the surrounding areas provided that the conditions of this decision and that of the Commonwealth are complied with.

The Board finds that the intended use and associated traffic will not have a negative impact upon safety, as Lowland Street is a planned industrial roadway and that the entry provides for appropriate sight distance for vehicles exiting the site. Finally, the Board finds that the completion of the facility will result in improvement of the Site and will promote business development in the community. The Board also finds that the proposal meets the General Conditions for approval specified in Section VII (2)(a-g) of the Holliston Zoning Bylaw.

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

**CONDITIONS OF APPROVAL**

The Board's decision to grant the Application for Site Plan Review is subject to the following conditions:

1. *This Special Permit is issued solely to the applicant and is not transferable or assignable.* The Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s. 11. The copy of the decision to be filed must contain a certification by the Town Clerk that 20 days have elapsed since after the decision was filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied.
2. **A copy of the recorded decision and revised plan set shall be presented to the Inspector of Buildings.** Unless amended with the approval of the Planning Board, the endorsed plan set shall be the plan of record and operations shall proceed in accordance with the improvements shown on said plan and this Certificate of Action.
3. *The Applicant shall not receive or process asphalt and concrete rubble material requiring a Determination of Need (Large Operation) from the Massachusetts Department of Environmental Protection (BWP SW 02) until said "permit" is presented to the Inspector of Buildings.*
4. No corrections, additions, substitutions, alterations or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any requests for modifications shall be made in writing to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
5. A copy of this decision shall be kept on site and shall be made available to all site contractors.
6. Non-security lighting shall be extinguished overnight within 30 minutes after close of operations.
7. Prior to commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and business phone number of the individual(s) who shall be responsible for all activities on the site. Additionally, the Police and Fire Departments should be provided with an emergency notification sheet.
8. Street numbers (5-6" in height) are to be added to any freestanding sign installed along Lowland Street.
9. *Outside storage of materials and equipment not associated with site environmental cleanup is limited to areas designated on the site plan. Pile heights are limited to 25' and safe site circulation must be maintained at all times.*
10. *The applicant shall install/repair the dust suppression system prior to commencement of processing operations and shall operate that system at all times when the crusher and screener are operating.*
11. *The applicant shall not cause a nuisance to residents due to dust and/or odors. If, in the opinion of this Board, the above measures do not sufficiently mitigate noise and dust migrating off the property, the Board will notify the Applicant in writing and the*

**Approved: 9/8/11**

**Holliston Planning Board  
Meeting Minutes of August 11, 2011**

*Applicant shall supply a corrective action plan within thirty (30) days for the Board's review and approval. The Inspector of Buildings may take additional measures as the Town's Zoning Enforcement Officer.*

12. No outside activity, including loading of materials is allowed on-site prior to 7:00 a.m. or after 7:00 p.m. Monday through Saturday *with the exception of seasonal snow plowing activity and properly-noticed overnight activity to receive millings. Notification must be given to the Building Department and Police Department a minimum of 24-hours in advance of overnight activities. A maximum of 20 nights for such activities are allowed per calendar year. No processing shall occur after 6 p.m.*
13. *The Applicant shall take measures to prevent vehicle queuing at the site entrance and along Lowland Street, especially before 7 a.m.*
14. *The applicant shall also direct his vehicles as well as deliveries to utilize the industrial roads in the area in order to minimize impacts to residential areas. This includes utilization of Jeffrey Avenue and Whitney Street to access Washington Street.*
15. The responsibility for the maintenance and operation of the drainage system will be the responsibility of the applicant. The applicant shall maintain the drainage system and shall provide semi-annual inspection of the sedimentation basin to the Planning Board. If necessary, the Applicant shall clean the basin so as to maintain the system in proper working order.
16. The Board reserves the right to impose additional requirements in the event that the drainage system fails and water overflows, creating a safety issue.
17. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an as-built plan stamped by a professional engineer certifying that all site improvements are completed in accordance with the approved plan. The Applicant shall submit a statement certifying that all conditions of approval of this decision have been met.
18. Prior to the issuance of a Certificate of Occupancy, the Police and Fire Department shall be provided with keys to any proposed gates and buildings (e.g. Knox box) and an accurate materials list depicting the contents of the storage areas (including MSDS).
19. *The double-walled aboveground fuel storage tank shown on the site plan shall be inspected and approved by the Holliston Fire Chief.*

**Adjournment** - The meeting was adjourned at 10:40 p.m. on a motion made and duly seconded. The next meetings were scheduled for September 8<sup>th</sup> and 22<sup>nd</sup>.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: 9/8/11**