

Holliston Zoning Board of Appeals Meeting Minutes of May 20, 2020

Call to Order: The Chairman called the meeting to order at 7:00 p.m. via Zoom. He read the following statement into the record: Pursuant to the Governor's Order suspending certain provisions of the Open Meeting Law M.G.L. c. 30A paragraph 20, as well as the Select Board's Emergency Order dated March 16, 2020, the Zoning Board of Appeals will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted on the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting. At this time, a roll call attendance vote will be taken:

Chairman John Love - Present
Jay Peabody - Present
Mark Bush- Present
Elizabeth Dembitzer, Associate - Present

Approval of Minutes:

On a motion by Mr. Peabody, seconded by Mr. Bush, the minutes of May 6, 2020 were approved on a roll call vote.

Public Hearings:

Continued Dimensional Variance Ronald Cavallo – 0 Birchwood Road

The Chairman re-opened the hearing at 7:05 p.m. and noted receipt of written comments from Kevin and Anna Nolan of 21 Birchwood Road, Rick Andrejko and Audrey Maniere of 121 Pinecrest, Eric Barber of 24 Oakridge, and Ben and Kristen Stoetzel of 5 Birchwood Road. Present along with the Applicant, Ron Cavallo, was Tony Esposito, PE. Mr. Cavallo provided a detailed presentation of the proposed 2,600 s.f. single family dwelling on the undersized vacant lot, noting that the proposal meets the current side, front and rear setback requirements and a septic system has been designed and approved for the site. In addition to the proposed 1390 s.f. footprint of the house, a detached 24' x 28' garage is proposed in front of the dwelling. He noted that the proposed construction would be consistent with the neighborhood, likely a contemporary colonial. Some review of the area's zoning history and the economic hardship of the current owner added to the discussion. Mr. Esposito reviewed his letter of May 4, 2020 regarding the septic and drainage design, noting that the abutting lots had been filled when developed.

The Chairman opened the hearing to questions and comments from the audience. Gordon Hill of 106 Pinecrest questioned the potential impact on the wetlands and drainage system within this portion of the subdivision, given the piped drainage. Mr. Esposito noted that the proposed site alteration would require a Land Disturbance and Stormwater Permit from the Planning Board and the proposed infiltration drains on the site would lessen flows off the site.

Roberta Gold Schneider stated that she was the daughter of the original developer and she was in favor of the proposal as there are several other lots remaining undeveloped in the subdivision that her Father never developed before his death. Speaking against the petition were Rick

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Andrejko of 121 Pinecrest, Eric Barber of 24 Oakridge, Konstantin Kerentsev of 36 Birchwood Road, and Kristin Stoezel of 5 Birchwood Road. All noted the hardship criteria of the by-law and general law as well as the financial windfall and oversized massing of the proposed house for the neighborhood.

On a motion by Mr. Peabody, seconded by Mr. Bush, the public hearing was closed. The roll call vote in favor was unanimous. It was noted that given the nature of this evening's second public hearing, deliberations would likely occur at the next available meeting.

Comprehensive Permit

Indian Ridge Realty Trust – 0 Indian Ridge Road South

The Chairman opened the public hearing at 8:35 p.m. Ms. Dembitzer recused herself from the proceedings, noting an appearance of conflict because of a personal relationship with the owner. The Chairman introduced Atty. Paul Haverty, noting that he has been retained to support the Board during the hearing process through the MassHousing Partnership Technical Assistance Program. Atty. Haverty shared a Powerpoint presentation of the 40B state and process on the screen (See <https://www.townofholliston.us/zoning-board-of-appeals/files/holliston-40b-training>).

Present for Indian Ridge Realty Trust was housing consultant Dean Harrison and Robert Truax of GLM Engineering Consultants, Inc. Mr. Harrison noted that a written extension had been granted for the ZBA to open its hearing process given the COVID-19 pandemic. He noted that the project has received eligibility status through the Commonwealth and that the developer is a limited dividend organization. Mr. Truax gave an overview of the proposed site plans, noting the subdivision-like layout for the proposed 20 single-family dwellings and 2 duplexes. He noted the area of the proposed common septic disposal system and park as well as the proposed stormwater management features near the entrance. He noted location of wetlands near the entrance to the project as well as the proposed interconnection to the existing street and removal of the existing cul-de-sac. It was noted that the proposed list of waivers from local regulations is preliminary. Mr. Harrison noted that the projected sales prices for the affordable units is in the \$225,000 - \$235,000 range with targeted market-rate unit prices of \$650,000 to \$700,000. It was noted that 70% of the affordable units could be targeted to the community via a local preference designation.

Members discussed the need for peer review for civil engineering issues, directing Ms. Sherman to act on their behalf to engage a reviewer to provide comments as well as participation in the public hearing process. A site visit was planned for June 3rd at 5:30 p.m. A registration process will be posted on the Board's webpage.

The Chairman opened the hearing to some initial questions and comments. Those participating in the discussion included the following individuals: James Glidden of 177 Cedar Street, Tracey Cohen of 58 Indian Ridge Road South, Megan Schwartz of Cheryl Lane, Cecille Freilich of 10 Indian Ridge Road, Anne Buckley of 7 Indian Ridge Road, and Danika Hauelsen of 6 Indian Ridge Road. Issues raised were density, local neighborhood, traffic and commercial parking on Indian Ridge Road South, proposed area of disturbance, and extension of infrastructure through the existing Town easement.

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On a motion by Mr. Peabody, seconded by Mr. Bush, the public hearing was continued to June 17, 2020. The roll call vote in favor was as unanimous.

Adjournment: The meeting adjourned at 10:30 p.m. on a motion made and duly seconded with all in favor on a roll call vote. The next meeting was scheduled for June 10th. Members also scheduled June 17th.

Respectfully submitted,

Karen Sherman
Town Planner

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