

Holliston Zoning Board of Appeals Meeting Minutes of July 22, 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 (abstained from participating in the public hearing)

Continued Public Hearing:

Comprehensive Permit

Indian Ridge Realty Trust – 0 Indian Ridge Road South

The Chairman re-opened the public hearing at 7:02 p.m. Present for Indian Ridge Realty Trust was Robert Truax of GLM Engineering Consultants, Inc. Sitting with the Board were Atty. Paul Haverly and David Faist, PE of CMG Engineering, as well as BOH Agent Scott Moles. Correspondence from Robert Truax of GLM Engineering Consultants, Inc. (dated July 10, 2020) and David Faist, PE of CMG (dated July 22, 2020) were entered into the record and were the focus of discussion. Correspondence from abutters Anne Buckley (dated July 15, 2020) and Cecille and Vladimir Freilich, 10 Indian Ridge Road (dated July 19, 2020), James L.P. Glidden, 177 Cedar Street and Ralph Finos, 169 Cedar Street (dated July 17, 2020) were also entered into the record. Also noted as received was the "Traffic Impact and Access Study, Proposed Geoffrey Park, Indian Ridge Road South, Holliston, Massachusetts", prepared for Indian Ridge Realty Trust, dated July 2020, prepared by Green International Affiliates, Inc. It was noted that the Board is in the process of retaining a professional traffic engineer to act as peer review consultant and that traffic discussion would be deferred to the next hearing session.

Asking questions during the open discussion were the following individuals: Anne Buckley, Danika Hauelsen, Cecile Freilich, Pam and John Poor, Bob Bolandrina (Ashland) and Megan Schwartz.

Mr. Truax described the proposed septic treatment system (geoflow drip system), noting the location of the pump(s) and generator on Lot 1 on the lower portion of the site and the absorption field on Parcel A. he noted that each unit would have its own septic tank for solids and that effluent/greywater would flow to the pump chamber and then be pumped up to the field several times per day in a programmed dosing of the system. He noted that the developer is willing to provide privacy fencing to the absorption field to the resident of #10 Indian Ridge who is the only directly impacted resident. He affirmed that the absorption system has been tested for appropriate soils and that there is no ledge in that area. There was some discussion of the final septic design process and Mr. Truax noted that he would be willing to share the final design and

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provide notice when it is submitted to the Board of Health for approval. It was noted that the septic components and long-term maintenance would be part of the Homeowners Association functions. It was also noted that the design would not require any local or state variances.

It was also noted that booster pumps would be required to provide adequate water supply for both potable water and fire protection. Mr. Truax noted that DPW Supt. Sean Reese had previously requested that the waterline be extended to the property line for potential interconnection to the existing line on Indian Ridge Road to complete a loop and improve service for the area.

Proposed stormwater management components were discussed with Mr. Truax noting the location of catch basins and manholes as well as the proposed detention basin on Parcel A. Mr. Faist noted that there were some additional details required to finalize the system design. Mr. Traux shared his hydrocad drawing to explain several areas where either grading would need to be adjusted to prevent any increase in stormwater flows from the development. Further investigation of the existing drainage beyond the end of the existing cul-de-sac and the intermittent stream was agreed to by Mr. Truax.

Some discussion of the areas to remain in the natural state versus being developed yard greenspaces occurred, with Mr. Traux noting again that the only abutter without any treed buffer would be #10 Indian Ridge at the soil absorption system. He reiterated that fencing would be provided and added that he would discuss plantings with the development team.

Follow up with the DPW was requested regarding the planned removal of the existing cul-de-sac. Mr. Truax noted that the turnaround is currently in temporary easements on several existing house lots.

The audience was encouraged to continue to pose written questions that could be addressed by peer reviewers and the development team prior to the next session. On a motion by Mr. Peabody, seconded by Mr. Bush, the public hearing was continued to September 2, 2020. The roll call vote in favor was as unanimous.

Adjournment: The meeting adjourned at 8:48 p.m. on a motion made and duly seconded with all in favor on a roll call vote. The next meeting was scheduled for August 26, 2020.

Respectfully submitted,

Karen Sherman
Town Planner

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