

**Holliston Planning Board  
Meeting Minutes of January 25, 2024**

**CALL TO ORDER:**

The Chair called the regular meeting to order at 7:03 p.m. and read the following statement into the record: Pursuant to the Governor's action on March 29, 2023 relative to extending certain COVID-19 measures adopted during the state of emergency suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, the Planning Board will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted to the Town's webpage within 24 hours in accordance with 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:

Chair Karen Apuzzo-Langton - present  
Vice Chair David Thorn – present  
Scott Ferkler – present  
Jason Santos – present  
Barbara Peatie – present

**GENERAL BUSINESS:**

1. Approval of Minutes

On a motion by Ms. Peatie, seconded by Mr. Ferkler, members approved the minutes of January 18, 2024 as drafted on a roll call vote.

2. Deliberations – Special Permit and Site Plan Review – 157 Lowland Street – Masters Paving and Middlesex Asphalt

After a straw poll of members and some initial discussion about findings, members directed the Town Planner and Atty. Winner to begin drafting a Certificate of Action denying the Application.

**CONTINUED PUBLIC HEARING:**

**Site Plan Review and OSRD Definitive Subdivision**

**Thomas Murch et Al. Trustee, Murch Prentice Realty Trust**

**Property off Bonney Drive**

The Chair reopened the hearing. The Chair noted receipt of a written request for continuance from Robert Truax, PE of GLM Engineering Consultants, Inc.

Mr. Thorn made a motion to continue the public hearing until February 29, 2024 at 7:02 p.m.  
Mr. Ferkler seconded with all in favor on a roll call vote.

**Holliston Planning Board  
Meeting Minutes of January 25, 2024**

**CONTINUED PUBLIC HEARING:**

**Site Plan Review and Definitive Subdivision and Common Driveway Special Permit  
Jasper Hill Realty Trust**

**52 Jasper Hill Road**

The Chair reopened the hearing. Present along with Dennis Morgan of Jasper Hill Realty Trust were Atty. Peter Barbieri of Fletcher Tilton and Deshang Wang, PE of Creative Land & Water Engineering, LLC. Atty. Barbieri noted that plan revisions were nearly complete and that he had forwarded the draft easement plan and agreement with the Select Board which was approved at the Special Town Meeting in October 2023.

Mr. Ferkler made a motion to continue the public hearing until February 29, 2024 at 7:03 p.m. Mr. Thorn seconded with all in favor on a roll call vote.

**CONTINUED PUBLIC HEARING:**

**Special Permit and Site Plan Review**

**Any Fence**

**1485 Washington Street**

The Chair reopened the hearing at 7:12 p.m. Present with the Applicant Brian Donahue was Atty. Peter Barbieri of Fletcher Tilton.

Members reviewed a revised draft Certificate of Action reflecting the detailed discussion of their January 18<sup>th</sup> hearing session. Atty. Winner provided some clarification on the changes and offered additional language for consideration. Discussion focused on the proposed auto detailing, proposed snowplowing services and outdoor storage of materials and equipment.

After a straw poll on the issue, Mr. Santos made a motion to allow the applicant to withdraw the proposed auto detailing portion of the application without prejudice. Mr. Thorn seconded with all in favor on a roll call vote.

Mr. Ferkler made a motion to approve the decision per the revised Certificate of Action as revised through discussion. Mr. Thorn seconded with all in favor on a roll call vote.

Mr. Ferkler made a motion to close the public hearing and empower the chair to sign the decision on behalf of the members. Ms. Peatie seconded with all in favor on a roll call vote.

**ADJOURNMENT** - The meeting was adjourned at 8:17 p.m. on a motion made by Mr. Ferkler and duly seconded by Mr. Santos on a unanimous roll call vote. The next meetings are scheduled for February 8<sup>th</sup> and 29<sup>th</sup>, March 14 and 28, April 11 and 25 and May 9 and 30.

Respectfully submitted,

Karen L. Sherman, Town Planner