

**Holliston Planning Board  
Meeting Minutes of March 14, 2024**

**CALL TO ORDER:**

The Chair called the regular meeting to order at 7:05 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 – February 29, 2024  
On a motion by Mr. Ferkler, seconded by Mr. Santos, members approved the minutes of February 29, 2024 as drafted on a roll call vote.

**CONTINUED PUBLIC HEARING:**

**Special Permit and Site Plan Review**

**Jasper Hill Realty Trust**

**52 Jasper Hill Road**

The Chair reopened the hearing at 7:08 p.m. and noted receipt of correspondence from Atty. Peter Barbieri of Fletcher Tilton on behalf of the applicant (dated March 13, 2024), requesting a continuance until April 25<sup>th</sup>.

The following documents were entered into the record:

- Correspondence from David Faist, PE and Robert Lussier, EIT CMG, titled “Definitive Open Space Residential Development (OSRD) Peer Review #1 Jasper Hill Estates, Holliston, Ma, dated March 7, 2024.
- Correspondence from Town Hall employees (undated)

Mr. Ferkler made a motion to continue the public hearing until April 25, 2024 at 7:02 p.m. Mr. Santos seconded with all in favor on a roll call vote.

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**CONTINUED PUBLIC HEARING:  
Site Plan Review and Special Permit  
1650 Washington Street, LLC  
1650 Washington Street**

The Chair reopened the hearing. Present along with Applicants Jeff Marzano and Joe Cincotto of 1650 Washington Street, LLC were Atty. Peter Barbieri of Fletcher Tilton, Philip Henry, PE of Civil Design Group, and Ed Giordano of Terra Environmental.

The following documents were entered into the record:

- Correspondence from Christopher Menge, Sr. Vice President/Principal Consultant, HMMH, entitled “1650 Washington St., proposed carwash review, dated February 20, 2024.
- Correspondence from Edward Giordano, LSP, Associate Manager, Terra Environmental, LLC, titled “1650 Washington St.”, dated March 1, 2024.

Mr. Giordano reviewed his initial study as well as March 1 correspondence. He indicated that he had discussed Mr. Menge’s concerns with him earlier in the day and would like to avoid additional study (i.e. different placement and more instruments) as prescribed because of the likely results and costs to his client. He noted that the study indicates compliance with the Holliston zoning provisions and DEP standards and does not factor in the mitigation provided by the solid vinyl fence proposed along the Chestnut Street frontage. He added that additional landscaping could be added in the southeast corner of the site as well as along the chestnut Street frontage if nuisance noise becomes a factor.

Members reviewed the draft Certificate of Action. Mr. Marzano clarified the proposed hours of operation and holiday closures. Also discussed was Dark Sky lighting, screening and queuing.

Mr. Santos made a motion to close the public hearing. Mr. Thorn seconded with all in favor on a roll call vote.

Mr. Ferkler made a motion to approve the application based on the draft Certificate of Action as amended through discussion. Mr. Santos seconded with all in favor on a roll call vote.

**ADJOURNMENT** - The meeting was adjourned at 8:20 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Thorn on a unanimous roll call vote. The next meetings are scheduled for March 28th, April 11th and 25th and May 9th and 30th.

Respectfully submitted,

Karen L. Sherman, Town Planner