

**Holliston Planning Board
Meeting Minutes of January 11, 2018**

In Attendance: Chairman David Thorn, Karen Apuzzo-Langton, Josh Santoro, Warren Chamberlain and Jason Santos.

Call to Order: The Chairman called the regular meeting to order at 7:01 p.m. in the Selectmen's Meeting Room #105 of the Town Hall, 703 Washington Street.

General Business:

Approval of Minutes of 11/30/17 and 12/14/17

On a motion by Mr. Chamberlain, seconded by Mrs. Apuzzo-Langton, the minutes of December 14, 2017 were approved as drafted. Mr. Santos abstained as he was not present. On a motion by Mr. Santos, seconded by Mr. Santoro, the minutes of November 30, 2017 were approved by a unanimous vote.

Continued Site Plan Review of Brighton Health Advocates, Inc., 465 Hopping Brook Road
Peter Bemis of Engineering Design Consultant was present. He provided a plan set revised January 8, 2018 and noted the revisions, most of which were the result of meeting with the Conservation Commission on January 2, 2018. Their pending application will be revisited on the January 23. He also noted that the building's area had increased to +/- 58,000 s.f. with the architect's refinement of the design and added that in order to get a building permit for the facility, he will need to return to adjust the subdivision's surety and get a lot release.

Mrs. Langton expressed a concern about the temporary "grow" facility shown on the plans and the mechanics of permitting, especially with changing regulations and the prospect of growing recreational marijuana in the same facility. Mr. Bemis noted that the temporary site will also serve as a construction trailer during construction of the larger facility. Members requested additional information about the status of the license and regulations changes as they relate to the start-up of the facility.

Mrs. Langton made a motion to continue the discussion until 1/25/18. Mr. Santoro seconded with all in favor.

Site Plan Review and Special Permit Public Hearing

1490 Washington Street, LLC (Anthony Graceffa) – 1490 Washington Street

The Chairman opened the public hearing at 7:40 p.m. and read the hearing notice into the record, as well as a comment letter from the Conservation Commission (dated January 2, 2018). Dan Merrikin, PE of Merrikin Engineering, LLP was present along with the applicant, Tony Graceffa. Mr. Merrikin provided an overview of the site, noting that his client would like to redevelop the existing building and add two 5,000 s.f. contractor bay warehouse facilities (each bay is approximately 1,000 s.f.) with some outdoor storage of materials and equipment. He noted that the adjacent residences are several hundred feet away and existing fencing screens most of the eastern lot line. Lighting is planned for building fronts only with no overspill. A planned central dumpster location was noted. The potential for outside storage is limited because of the lot shape and parking requirements.

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Some discussion of limiting hours of operation followed. Mr. Graceffa suggested 6 a.m. to 6 p.m. Monday ó Saturday. He added that he is planning to move his office and plumbing business to the front building.

The Chairman opened the hearing to the audience for questions and comments. The following individuals spoke: Sue Franco of 45 Summer Street asked several questions about the proposed fencing (stockade) and the no disturb easement. She related that she had sold the previous owner a sliver of land because of encroachment and that it is essential to preserve that area. Barbara Christensen of EN-R-GY Saver at 1470 Washington Street expressed concerns for potential blasting, encroachment onto their property and the condition of the fencing. Robert Weidknecht, Chairman of the Holliston Trails Committee expressed concerns for historic stockpiles dumped at the back of the site (e.g. mulch and asphalt) and stormwater management. He explained that historic flooding from the area had been overcome by building up the former rail bed to construct that portion of the Upper Charles Trail. It was noted that peer review of the stormwater management system and best management practices was underway and would be available prior to the next scheduled meeting. Also discussed were use of the front fenced area as a location for signage and landscaping, removal of debris from the site, tree removal and screening and removal of existing halogen pole lights.

Mrs. Langton made a motion to continue the public hearing until 7:15 p.m. on 1/25/18. The motion was seconded by Mr. Santoro with all in favor.

Site Plan Review and Special Permit Public Hearing

Arnold Johnson (Amusement Bark Doggie Daycare) - 55 Whitney Street

The Chairman opened the public hearing at 8:15 p.m. and read the hearing notice into the record, as well as a comment letter from the Conservation Commission (dated January 2, 2018). Robert Weidknecht of Beals & Thomas was present along with the owner/applicant Arnie Johnson. It was clarified that the prior Special Permit has expired and that this is a new filing, not an extension of the previous permit. Mr. Weidknecht reviewed the proposal in detail, noting that only the outdoor exercise area has changed (based on review by the Conservation Commission), since the initial filing. The proposal includes a retail component as well as daycare and potentially grooming. Mr. Johnson added that he is looking to start modestly from an existing daycare base, adding the facility, retail and grooming components to concierge services already offered off-site.

Jean Klein of 85 Regal Street expressed concerns about the facility capacity and operations. Through discussion with Mr. Johnson, prior conditions regarding the number of dogs at peak capacity, hours of operation, and usage of the outdoor exercise area were amended.

On a motion by Mrs. Langton, seconded by Mr. Santoro with all in favor, the public hearing was closed. On a motion by Mr. Santoro, seconded by Mr. Chamberlain, the draft Certificate of Action was approved as amended through discussion. The following conditions are an excerpt from the Certificate:

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General Conditions

1. This Special Permit is not valid until recorded and indexed at the South Middlesex County 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 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 record this Decision prior to the commencement of authorized site activity and shall submit proof of recording to the Planning Board. Failure to record the Decision or comply with the conditions of approval herein or to act on this Special Permit within two years shall render this Decision null and void.
2. 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.
3. A copy of this decision and endorsed plan set shall be kept on site and shall be made available to all site contractors.
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. If there is any inconsistency between the submitted Site Plan and the plans as may be approved by the Conservation Commission, the Applicant shall submit an amended plan to the Planning Board for approval. Said 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.
6. 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 uses proposed.
7. The plan set shall be endorsed by the Planning Board and presented to the Inspector of Buildings with the application for building permit. Unless amended with the approval of the Planning Board, the endorsed plan set shall be the plan of record and construction should proceed in accordance with the plan and this Certificate of Action.
8. 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.

Special Conditions

1. Business hours of operation for the proposed uses (i.e. open to the public) are limited to 6:00 a.m. to 9:00 p.m. Monday - Saturday. Use of the outdoor exercise area is prohibited before 8:00 a.m. and after 6:00 p.m. All non-security lighting shall be extinguished promptly upon closure. No overnight boarding shall be allowed on site.
2. All provisions of Section V-N of the Zoning By-Law should be followed with regard to noise generation even though the source may not generate sounds continuously. No more than 10 dogs shall be permitted in each outdoor exercise area at one time. The dogs will be rotated from the interior to the exterior throughout the day. No dogs will be left unattended outdoors in the exterior exercise area. Any dog that is a problematic will be brought back into the

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- interior of the building and will be separated to be calmed by an attendant. If necessary to control barking, disciplining collars that vibrate or spray the dog will be used.
3. Petitioner will use reasonable efforts to prevent customers from parking on the street.
 4. Deliveries are limited to normal hours of operation. Dumpster delivery/removal shall occur between 9 a.m. and 4 p.m. No idling instructions and delivery directions shall be provided to vendors.
 5. Proof of annual maintenance of the stormwater management components in accordance with the approved Stormwater Operation and Management Plan dated May 30, 2012 shall be provided to the Planning Board Office prior to May 1 of each year of operation.
 6. The proposed Doggie Day Care facility will be operated to accommodate a maximum of 30 animals at peak capacity.
 7. A requirement of all dogs boarded at the facility will be to provide proof of vaccinations. A log will be maintained for each dog with the expiration date of each dog's vaccination.
 8. The peak times of drop-off will be controlled via valet service. During peak drop-off periods in the morning, a designated employee will be available to assist and expedite drop-off and to ensure that vehicles will not back onto Whitney Street.
 9. A dog walk area and pet waste dispenser and waste receptacle will be provided in the exterior drop-off area prior to entrance to the facility. One area is located in the grassed island adjacent to the parking area. An additional facility is available within the first exercise area that will be available during the morning drop-off. The waste receptacle will be emptied on a daily basis.
 10. A sign will be posted outside the entrance to the building to provide a 24-hour contact in the event of an emergency.
 11. An evacuation plan will be established to provide an exterior staging area for the employees and animals. Employees will be trained in the evacuation process.
 12. A separate bathing area will be provided for pet grooming services. Sinks for filling animal watering containers and for hand washing will be provided separate from pet grooming facilities. No pet hair dyeing will be performed at this facility.
 13. All animal areas will have non-porous floor services. All existing concrete surfaces will either be coated or floor coverings shall be provided for ease of cleaning. The coverings may include rubber mats. Incidents of pet waste on the floor will be cleaned- up immediately at each incident. At the end of the day, the entire pet handling area will be swept and mopped. A posted cleaning schedule will be maintained at the door to each separated kennel area.
 14. All pet food storage containers will consist of tight-fitting rodent-proof containers. All containers will be stored a minimum of 6 inches off of the floor.
 15. A dumpster will be provided on-site that will be covered and be watertight. The dumpster will be emptied on a weekly basis. The current requirement for the hauling company is that the dumpster may only be emptied between the hours of 9:00 a.m. and 4:00 p.m. on weekdays.
 16. Emergency numbers for veterinarian services will be posted at the facility. Staff will be apprised of the posted numbers.
 17. An area designated in the westerly side yard of the building will be used for an exterior exercise area as noted on the plan. No animals will be left outside without personnel present. At all times that dogs are outdoors, there will be an employee present to prevent dogs from digging beneath the internal fence. In addition, the fence will be installed with a bottom rail to prevent dogs from pushing out beneath the fence. The proposed exterior exercise area will be fenced with minimum 6 foot high chain link fence and include internal gates to separate

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various sized dogs and to preclude escape. The ground surface will be maintained with lawn. The exercise areas will be rotated to reduce wear and damage to lawns by burning the pet urine.

18. All animal waste will be collected upon occurrence and deposited into waste receptacles. The waste from the receptacles will be removed daily and disposed of within a covered and watertight dumpster.
19. Existing exterior fixtures will be replaced with Dark Sky-compliant shoebox-type LED down lights in the locations as noted on the plans. An additional light fixture will be provided at the northwestern corner of the building to improve lighting at the entrance to the building.
20. A suitable area will be provided for bicycle parking sufficient to meet the required one bicycle parking space per 20 vehicle parking spaces.
21. Erosion control measures will be installed at the downstream end of the existing fence as shown on the plans to ensure that in the event the lawn areas within the dog exercise areas become exposed, no sediment will be discharged to the adjacent wetlands. The erosion control measures will be maintained on a yearly basis.
22. A tubular, net- or mesh-bound erosion control product solidly filled with a biodegradable organic product capable of intercepting and absorbing/adsorbing stormwater runoff (õcompost sockö) will be installed, in accordance with the manufacturer's recommendations, along the limits of the fencing to prevent or reduce run-off into the resource areas. The compost sock will be replaced yearly, at a minimum, or more frequently as necessary to maintain its functionality.
23. The Applicant's proposal is to retain/maintain the land surface within the proposed outdoor exercise area as a vegetated surface (grass lawn). If at any time during the operation of this facility, the land surface within the fenced outdoor exercise area becomes unvegetated, for any reason, so that the disturbance is greater than 25%, then the applicant or operator (if at that time other than the applicant) will (1) immediately restabilize all unvegetated areas within the outdoor exercise yard with pea stone (washed 3/8" gravel) and (2) within 30 days, submit a new proposal for maintainable surface stabilization to the Planning Board and Conservation Commission.
24. As proposed, pet wastes (droppings) will be collected from the fenced outdoor exercise area upon incident and transferred to an on-site storage system located outside of the 100-foot buffer zone to Bordering Vegetated Wetlands. Said pet waste storage system and off-site disposal protocols to comply with the requirements of Condition 14 above and the Holliston Board of Health, as applicable. No pet wastes are permitted to be disposed of at the project site.
25. Fertilizers utilized for landscaping and lawn care shall be low phosphate content, slow-release variety, and shall be used in moderation. Pesticides and herbicides shall not be used within 100 feet of the wetland resource areas onsite.

Adjournment - The meeting was adjourned at 9:05 p.m. on a motion made and duly seconded. The next meeting was scheduled for January 25, 2018 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner