

**Holliston Planning Board
Meeting Minutes of February 28, 2019**

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

Call to Order: The Chairman called the regular meeting to order at 7:00 p.m. in the Selectmen's Meeting Room #105 of the Town Hall, 703 Washington Street.

General Business:

Approval of Minutes

On a motion by Mr. Chamberlain, seconded by Mr. Santoro, the minutes of January 31, 2019 were approved as drafted. Mrs. Langton abstained as she was not present at that meeting.

Approval Not Required Subdivisions

3 Liberty Lane

On a motion by Mr. Santoro seconded by Mr. Chamberlain the Board approved and endorsed a plan by Connorstone Engineering, Inc., for RCVA, LLC dated February 6, 2019 altering the corner lot at Liberty Lane and Hollis Street.

200 Norfolk Street

On a motion by Mr. Santos, seconded by Mrs. Langton, the Board approved and endorsed a plan by Guerriere & Halnon for Rock Farm, LLC dated February 3, 2019 (Messrs. Chamberlain and Santoro abstained). The parcel takes two building lots out of the farm parcel.

Site Plan Review of Hopping Brook Development, LLC, 56 Boynton Road

Joyce Hastings of GLM Engineering, Inc., was present to discuss the Site Plan Review application to construct a 25,200 s.f. office/warehouse industrial building with related parking, stormwater drainage system and utilities. It was noted that McClure engineering, Inc had completed an initial stormwater peer review but GLM has not had a chance to respond to it. Ms. Hastings noted that the Conservation Commission had closed their public hearing. One significant mitigation provided is that side slopes will be planted with native and wetland edge species.

Continued Site Plan Review/Special Permit Public Hearing

Bennett Trucking – 126 Summer Street

The Chairman re-opened the hearing at 7:25 p.m. Correspondence from Karen Sherman, Town Planner (dated February 26, 2019) was entered into the record. Joyce Hastings, PLS of GLM Engineering Consultants, Inc., was present along with the Bennett family and the property owner, Maria Finn. Ms. Hastings noted that outstanding issues with DEP and the Conservation Commission have been resolved and the Conservation Commission has closed their public hearing (draft Order of Conditions in file). She reviewed the stormwater components on the revised site plan (dated February 20, 2019) and noted that some fixed storage containers (3) had been added to the plan in the area near the swimming pool. She reminded the Board that there were two Special Permit applications pending, including the proposed mixed use (residential use is non-conforming in the Industrial district) and the outdoor storage of equipment.

Proposed operations were reviewed, including storage of 14 trucks, miscellaneous heavy equipment, and 16 dumpsters with designated employee parking. Proposed hours of operation are 5 a.m. (2 pre-loaded trucks with no loading until 6 a.m.) to 9 p.m. weekdays, with weekend

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hours 7 a.m. to 5 p.m. (primarily maintenance). Hours of operation for abutting uses were noted. Mr. Santos noted that he has visited the Mission Springs parking lot and has a concern for idling diesel trucks and other impact noise, especially in early morning. Mr. Bennett noted that 90% of their business is scheduled work for an average of 4-6 trucks daily and for any overnight loads, dumpsters would remain on the truck and would be tarped. He also noted that no easement has been obtained from the adjacent property and access would be limited to the southern driveway.

Members reviewed several conditions within the draft Order of Conditions prepared by the Conservation Agent with regard to overnight storage and dumpster contents. Discussion of limiting organic materials within stored dumpsters also occurred.

Mark Dellicker of 305 Washington Street noted that there is a detached air conditioning unit at Mission Springs that is extremely loud in an easement on the Finn property. He also suggested requiring use of the garage for at least a single dumpster if overnight storage is warranted.

On a motion by Mr. Santoro, seconded by Mr. Chamberlain, the hearing was continued to 7:15 p.m. on March 7, 2019. Ms. Sherman was directed to draft a conditional approval for discussion.

**Special Permit Public Hearing
Matthew Dellicker – 100 Washington Street**

The Chairman opened the hearing at 8:20 p.m. Correspondence from Karen Sherman, Town Planner (dated February 26, 2019) was entered into the record. Matthew and Mark Dellicker were present to discuss the petition.

Anne Pelon of 166 Washington Street spoke in favor of the petition.

On a motion by Mr. Santoro, seconded by Mr. Chamberlain, the Board approved the petition without conditions. On a motion by Mrs. Langton, seconded by Mr. Santos the public hearing was closed.

Executive Session: Exception #3 - Litigation

On a motion by Mrs. Langton, seconded by Mr. Santoro, members moved to go into Executive Session to discuss strategy with regard to litigation under Exception 3. The Chairman called a roll call vote and noted that the Board would return to open session:

Mrs. Apuzzo ó aye
Mr. Santoro- aye
Mr. Santos ó aye
Mr. Chamberlain ó aye
Mr. Thorn - aye

The members met with Atty. Mark Bobrowski. The Board returned to open session at 9:15 p.m. on a motion by Mr. Chamberlain, seconded by Mr. Santoro.

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**Modification to Definitive Subdivision Public Hearing
Constitution Village**

The Chairman opened the hearing at 9:15 p.m. Atty. Bobrowski was present for the Planning Board. George Mihov, PE and Dale McKinnon, PE of Guerriere & Halnon, Inc. were present on behalf of Constitution Village, LLC. Correspondence from Karen Sherman, Town Planner (dated February 26, 2019) and Scott Moles, Board of Health Agent (dated February 28, 2019) was entered into the record. Mr. Mihov gave an overview of the components of the Modification.

Atty. Bobrowski asked if additional armored slope was being proposed. Mr. Mihov commented on the proposed density, noting that within the area north of Old Cart Path, there are currently 9 lots and there are 14 being proposed. Overall, the density approved in 2001 is being increased by 3 lots.

Mr. Santoro made a motion to engage a peer review consultant for stormwater review. Mr. Chamberlain seconded with all in favor.

On a motion by Mr. Santos, seconded by Mrs. Apuzzo, the public hearing was continued until March 7th at 7:00 p.m.

Adjournment - The meeting was adjourned at 10:00 p.m. on a motion made and duly seconded. The next meeting was scheduled for March 7, 2019 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner