

**Holliston Planning Board
Meeting Minutes of March 7, 2019**

In Attendance: Chairman David Thorn, Warren Chamberlain, Josh Santoro, Karen Apuzzo-Langton and Jason Santos. Also present was Inspector of Buildings, Christopher Canney.

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 February 28, 2019 were approved as drafted.

Approval Not Required Subdivision - 29 Hill Street

On a motion by Mrs. Langton seconded by Mr. Santos, the Board approved and endorsed a plan by Paul J. DeSimone, for Shiloh, LLC dated March 2, 2019, creating a small unbuildable Parcel B and leaving the remaining Lot 1A with the required lot area and frontage on Hill Street.

Zoning By-Law Amendments

Members reviewed potential by-law amendments prepared by Atty. Bobrowski at the request of Ms. Sherman and Mr. Canney. Mr. Canney reviewed each in a red-lined version of the by-law.

On a motion by Mr. Santos, seconded by Mr. Santoro, members agreed to proceed with scheduling a public hearing for amendments to 1. Section I-C Pre-Existing Nonconforming Uses, Structures and Lots, 2. Section IV-A General Requirements (corner lots), V-R Wind Energy Systems, V-B Exterior Signs (Special Permit), V-C Off-Street Parking (business or professional office and medical office and Special Permit provisions), V-N Performance Standards (noise), and 3. Section I-E Definitions (building height, home occupation, maximum percentage of coverage, and setback).

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

The Chairman re-opened the hearing at 7:15 p.m. and acknowledged correspondence (dated March 5, 2019) from Paul Beattie requesting an extension until April 4th into the record.

On a motion by Mrs. Langton, seconded by Mr. Santos, the public hearing was continued until April 4, 2019 at 7:30 p.m.

**Continued Site Plan Review/Special Permit Public Hearing
Bennett Trucking – 126 Summer Street**

The Chairman re-opened the public hearing at 7:50 p.m. Joyce Hastings, PLS of GLM Engineering Consultants, Inc., was present along with the Bennett family and the property owner, Maria Finn.

Members reviewed a draft Certificate of Action dated March 7th with a series of General and Special Conditions addressing both construction and business operations for the proposed trucking/dumpster mixed use facility.

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The Board's vote to approve the Applicant's Site Plan Review and Special Permit petition at 126 Summer Street **failed** as follows on a motion by Mr. Santoro and seconded by Mr. Chamberlain:

David Thorn - Abstaining
Karen Apuzzo-Langton - No
Josh Santoro - Yes
Warren Chamberlain - Yes
Jason Santos - No

Mr. Santoro made a motion to close the public hearing. The motion was seconded with all in favor.

Adjournment - The meeting was adjourned at 10:10 p.m. on a motion made and duly seconded. The next meetings were scheduled for March 21st and April 4, 2019.

Respectfully submitted,

Karen L. Sherman, Town Planner