

**Holliston Planning Board  
Meeting Minutes of May 16, 2019**

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

**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. Santoro, seconded by Mr. Chamberlain, the minutes of May 2, 2019 were approved as drafted.

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

The Chairman re-opened the hearing at 7:15 p.m. Dale McKinnon, PE of Guerriere & Halnon was present to discuss options regarding action on the subdivision modification which has a mutually agreed upon deadline of this evening. Also present was Atty. Angela Conforti from Fafard Real Estate and Development. After some discussion and a short recess, she presented members with a written request to withdraw the application.

Mr. Santoro made a motion to accept the withdrawal without prejudice and reduce any future filing fee for substantially the same modification to \$1,500.00. Mrs. Langton seconded with all in favor.

**Site Plan Review/Special Permit Public Hearing:  
Mederi, Inc. – 44 Boynton Road**

The Chairman opened the hearing at 7:30 p.m. and waived reading the legal notice, as only the applicants were present. Rob Truax of GLM Engineering Consultants, Inc., with Chris Pantano, CEO and Meredith George, CFO of Mederi, Inc. were present to discuss the Site Plan/Special Permit petition of Mederi, Inc., for operation of a 25,590 s.f. (10,000 s.f. addition) Marijuana Establishment (Marijuana Cultivator and Product Manufacturer) under the provisions of Section III, Industrial Use G(7) for both adult and medical use.

It was noted that the site was developed and owned by Themeli Builders and that the Planning Board had conducted site plan review in early 1999. The proposed addition over the current paved area was discussed in detail in terms of access, grading and no net increase in runoff. Building elevations prepared by Nunes Trabucco Architects, dated May 15, 2019 and stamped preliminary were provided for the file. Utility locations were noted, with septic system and stormwater system retrofits/modifications noted (A separate filing will be made with the Board of Health.). Parking lot configuration and the potential for expansion should a change in use arise were discussed.

Mr. Pantano spoke in detail about operational processes, including lighting (LED grow lights), noise (no fans) and odor mitigation through the use of **agriair** air surface purification systems. He noted that vertical grow racking is proposed for efficiency. Electricity usage and water reclamation/wastewater were also discussed. A start-up of six months on the proposed aquaponic system is anticipated with the use of tilapia and blue gills. Organic waste will be composted on-site in anaerobic containers.

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A draft Certificate of Action was reviewed with some additional Special Conditions regarding stormwater management and transferability added through discussion.

Mrs. Langton made a motion to close the public hearing. Mr. Santoro seconded with all in favor. Mr. Santoro made a motion to approve the Special Permit and Site Plan Review application, seconded by Mrs. Langton, based on the Certificate of Action prepared by staff as amended through discussion.

**Adjournment** - The meeting was adjourned at 8:40 p.m. on a motion made and duly seconded. The next meeting was scheduled for June 6, 2019 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner