

Holliston Planning Board Meeting Minutes of January 9, 2020

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

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

Mrs. Langton expressed a preference to have an 8 p.m. adjournment. Others were in agreement.

General Business:

Approval of Minutes

On a motion by Mrs. Langton, seconded by Mr. Chamberlain, the minutes of December 12, 2019 were approved as drafted (Mr. Santoro and Mr. Santos abstained as they were not in attendance).

Advisory to the ZBA – Marshall Street Solar, LLC – 39 Marshall Street

Draft comments will be circulated prior to the planned January 27th public hearing. It was noted that the Planning Board has jurisdiction over the site with regards to stormwater and land disturbance as well as site plan review. Ms. Sherman stated that further staff discussion will result in peer review scoping.

Advisory to the ZBA – 599 Concord Street (former Pik-a-Pup)

Members were unanimously opposed to the Use Variance petition to convert this retail structure in the Industrial zoning district to a single-family residential structure.

FY 21 Budget

On a motion by Mr. Santos, seconded by Mr. Santoro, members unanimously endorsed the draft FY21 Budget Request of \$98,094 for a 2.2% overall increase.

Site Plan Review – CRG Integrated Real Estate Solutions, 555 Hopping Brook Road

Peter Bemis of Engineering Design Consultants, Inc. was present to discuss the Site Plan Review and Stormwater and Land Disturbance applications filed for the 72-acre site along with Frank Petkunas of CRG Integrated Real Estate Solutions and Michael Milanoski of Old Colony Development. Mr. Bemis gave an overview of the site and the plan to build an 800,400 sq. ft. distribution facility. He reviewed the 32-sheet plan set entitled “555 Hopping Brook Road: A Definitive Site Plan in Holliston, Massachusetts” dated November 16, 2019, including layout, utilities, grading, landscaping, lighting, and Stormwater Pollution Prevention Plan. Mr. Petkunas provided general information about CRG Integrated Real Estate Solutions, a comprehensive development service company, noting that this facility does not have an end-user to date but would likely be used as a bulk warehouse and distribution facility for either one or two users.

Mr. Bemis explained that he had filed with the Conservation Commission on the 7th and had submitted an application to the Board of Health for the septic system. The Board of Health Agent has indicated that additional information is required regarding pressure dosing. Mr. Bemis also indicated that a subdivision modification would be forthcoming to shorten the length of the Hopping Brook Road right-of-way and re-align the sidewalk to the western side of the roadway.

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Mr. Bemis indicated that he had received a peer review proposal for stormwater management from CMG Engineering Services and it is acceptable. He agreed to provide funds for the services so that Ms. Sherman may execute a contract on behalf of the Board. He also noted that a traffic study is underway but has not been completed. He agreed that peer review of that study would be expected and noted that similarly, a scope for review would be expected prior to funding the review. Ms. Sherman noted that she would reach out to MDM Transportation Consultants upon receipt of the proponent's study. Mr. Milanoski stated that his firm expected to participate in mitigation and would like to facilitate review and implementation. Ms. Sherman had provided both the proponent and the members with requests for additional information in an e-mail dated January 3rd. Mr. Petkunas noted that additional building plans (interior layouts, utility and fire suppression systems requirements, etc) should be available from architect BatesForum which is part of Clayco.

Future meetings were scheduled for January 30 and February 13th. Additionally, members requested that a date for a site visit be scheduled. Some discussion about reaching out to town departments and potentially hosting a public forum followed.

Adjournment - The meeting was adjourned at 8:30 p.m. on a motion made and duly seconded. The next meeting was scheduled for January 30, 2020 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner