

## **Holliston Planning Board Meeting Minutes of July 16, 2020**

**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 and read the following statement: Pursuant to the Governor's Order suspending certain provisions of the Open Meeting Law M.G.L. c. 30A paragraph 20, as well as the Select Board's Emergency Order dated March 16, 2020, the Planning Board will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted on the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting. At this time, a roll call attendance vote will be taken:

Chairman David Thorn - present  
Karen Apuzzo-Langton - present  
Josh Santoro – present  
Jason Santos - present  
Scott Ferkler - present

### **General Business:**

#### **1. Approval of Minutes**

On a motion by Mr. Santoro seconded by Mr. Santos on a unanimous roll call vote, members agreed to approve the minutes of June 11 as drafted. On a motion by Mr. Santos seconded by Mrs. Langton, members agreed to approve the minutes of and June 24, 2020 as drafted. The roll call vote in favor was unanimous.

#### **2. Re-Organization**

Mr. Santos made a motion, seconded by Mr. Santoro to nominate Mr. Thorn as Chairman, Mrs. Langton as Vice Chair and Mr. Santoro Clerk/Agent. Mr. Santoro seconded. There were no other nominations. The roll call vote in favor was unanimous.

#### **3. Site Plan Bonding per Section VII(2)(5): BHC Ventures, LLC Boston Honey**

Mr. Santoro made a motion to approve bonding in the amount of \$18,630 as documented in correspondence from Paul Truax, PE of GLM dated July 7, 2020 and the owner Andy Reseska of BHC Ventures, LLC dated July 9, 2020. Mr. Santos seconded with a unanimous roll call vote in favor.

### **PUBLIC HEARING:**

#### **Special Permit/Site Plan Review**

##### **ADESA Auction, Boston – 0 and 194 Lowland Street**

The Chairman opened the hearing at 7:10 p.m. and waived reading the notice. Atty. Peter Barbieri of Fletcher Tilton was present along with Jack Nash, Adesa Framingham General Manager and Brian Brewer, PE of Kimley-Horn and Associates, Inc. to discuss the Special Permit/Site Plan Review for outdoor storage of vehicles. Atty. Barbieri provided an overview of the proposal, noting that the property was under agreement. He reiterated details of his project narrative included in the application materials, adding that 620 parking spaces are proposed. Mr. Brewer provided a civil engineering overview, including stormwater design, lighting and landscaping (including berm along Lowland Street frontage). Members asked questions

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regarding snow storage and management as well as potential solar carports. Mr. Nash indicated that Adesa is pursuing three sites actively, noting that vehicles would not be going between the site but rather from overflow to the existing Framingham site only. Vehicles from New England and the New York region would be coming to the facility. Concerns regarding traffic, noise, and hours of operation were raised. Mr. Nash clarified that proposed hours of operation were 8 – 6 Monday through Friday with no weekend operations.

Also read into the record was correspondence from Conservation Agent, Ryan Clapp (dated July 6, 2020). It was noted that David Faist, PE of CMG would be completing a peer review of the stormwater management for the project. It was clarified that the lighting plan would be revised to comply with Dark Sky principles as well as by-law requirements and that no overnight deliveries were being proposed. Health Director Scott Moles indicated that a working bathroom would be required. He noted that staff should be trained to address spills and that spill kits should be made available. He also suggested heavy duty pavement between the two site drive/entrances on Lowland Street.

Atty. Barbieri and Mr. Nash confirmed that the majority of deliveries to the site would be by Adesa controlled trucks with an occasional sub-tractor. They also clarified that the Holliston site would serve as storage only, with no dealer viewing of vehicles pre-auction event. The site would be staffed 24/7 by security personnel. No washing or detailing of vehicles is proposed.

The following individuals asked questions and raised issues during the public portion of the hearing: Select Board member Tina Hein, Leslie Negri of 79 Northway Street, Rob Smith of 60 Marilyn Street, Deborah Hurley of 22 Ward Lane (Sherborn), Carol Khouri of 40 Bullard Street, Cherie and Pat Hafford of 242 Lowland Street, Ellen Trolland of 101 Marilyn St, Sarah Baroud of 21 Lowland Street, Harris Schnare of 21 Regal Street, as well as Mike and Audrea Szabatura of 31 Noel Drive. Ms. Hein noted that Town's complete Street adoption and asked that traffic impacts and studies include provisions to protect local road users. She also noted that upper Charles Trail location and its Safe Route to School function. The size of vehicle carriers was an expressed concern as were impacts to Whitney Street and the intersection with Washington Street. She asked for consideration of technical assistance in the pursuit of a heavy vehicle exclusion with MassDOT.

Atty. Barbieri indicated that he would provide additional information about the past contamination and clean-up of the site. Concerns for aquifer protection (Zone II), endangered species habitat and massive area of impervious surface were raised. Discussion of site security (i.e. cameras), truck staging (off-site), direction of traffic, mapped truck routes and modest tax revenue also followed. Mr. Brewer indicated that the construction period would be approximately 3-4 months. Atty. Barbieri noted that he would bring on Adesa's traffic consult to address potential mitigation.

On a motion by Mrs. Langton, seconded by Mr. Ferkler, with a unanimous roll call vote, the public hearing was continued until Thursday, September 3, 2020 at 7:00 p.m.

**Adjournment** - The meeting was adjourned at 9:57 p.m. on a motion made and duly seconded with a unanimous roll call vote. Next meeting scheduled for July 23, 2020 at 7:00 p.m.

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Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: September 3, 2020**