

**Holliston Planning Board  
Meeting Minutes of June 24, 2020**

**Call to Order:** The Chairman called the regular meeting to order at 6:00 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

Members congratulated Mr. Ferkler and welcomed him to the Board.

**General Business:**

1. Approval Not Required Subdivision

On a motion by Mr. Santoro seconded by Mr. Santos on a unanimous roll call vote, members agreed to empower Mr. Santoro as Agent to endorse a plan entitled “29 Hill Street, A.N.R. Plan of Land in Holliston, MA”, prepared by Colonial Engineering, Inc., for Parcel B Hill Street Holliston Realty Trust dated June 22, 2020, creating a large unbuildable lot labeled Parcel C and leaves the remaining Lot 1 with the required lot area and frontage on Hill Street.

2. Hopping Brook Park Phase II – Lot release and Construction Extension

Peter Bemis of Engineering Design was present to discuss his written requests for release of Lot 4A from provisions of the subdivision covenant on record. He noted that the subdivision surety remains in place to ensure completion of the required roadway and infrastructure improvements. Improvements are planned for the cul-de-sac in 2020 in order to access the land. Completion is expected in 2021.

On a motion by Mr. Santoro, seconded by Mr. Santos, members agreed to empower Mr. Santoro to sign the Lot Release form. The roll call vote in favor was unanimous.

On a motion by Mr. Santoro, seconded by Mr. Santos, members agreed to extend the construction deadline to November 1, 2021 with a written report on progress to be provided November 15, 2020.

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**Continued Public Hearing**

**Constitution Village Definitive Subdivision Modification**

The Chairman opened the public hearing at 6:18 p.m. joining the Board was Special Town Counsel Mark Bobrowski. Present for the applicant were Atty. Angela Conforti and Dale McKinnon, PE. It was confirmed that the Conservation Commission had issued two Orders of Conditions for the planned improvements to the drainage system and addition of "Pout Lane" at its meeting on the 23rd. Additionally, Health Agent Scott Moles was present to confirm that the lots as denoted and tested were suitable for building.

The Chairman opened the meeting to the audience. Umadevi Ravivompolu of 105 Old Cart Path was present, noting that she had been in touch with Atty. Conforti regarding her concerns.

Atty. Bobrowski noted that the Board has two items in front of them: 1. A waiver from Section V-H(2)(B) regarding Open Space Residential Dwelling Development and 2. The application for Definitive Subdivision Plan Modification under the provisions of MGL, c. 41, s. 81-W. After some discussion and clarification, Mr. Santos made a motion to render a finding under the provisions of Section V-H that the 13.6 acres of proposed Conservation Restriction as determined by the Conservation Commission provides valuable open space under a conventional subdivision layout that is equal to or better than the potential open space under an Open Space Residential Dwelling Development. Mr. Santoro seconded the motion and the roll call vote in favor was unanimous.

On a motion by Mr. Santoro, seconded by Mr. Santos, the public hearing was closed. The roll call vote in favor was unanimous. On a motion by Mrs. Langton, seconded by Mr. Santoro, the Modification application was approved with conditions as discussed. Atty. Bobrowski was directed to draft a decision reflecting the work deadlines and original conditions that carryover as well as the addition of special conditions regarding the implementation of the Conservation Restriction and stormwater management. Mr. Santoro seconded the motion with the vote as follows on a roll call vote: 4- aye and 1- abstain (Mr. Ferkler was not a member of the Board when the hearing sessions commenced.).

Ms. Conforti verbally assented to an extension for the Board to file a decision with the Town Clerk until July 3<sup>rd</sup>.

**Adjournment** - The meeting was adjourned at 6:50 p.m. on a motion made and duly seconded with a unanimous roll call vote.

Respectfully submitted,

Karen L. Sherman, Town Planner