

## **Holliston Planning Board Meeting Minutes of November 12, 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. He asked that all participants remotely attending this meeting please state their name for identification purposes each time they speak throughout the meeting. He noted recent curfew impositions on group gatherings and members agreed to a 9:30 p.m. curfew.

A roll call attendance vote was 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 October 22 & 29, 2020 as drafted.

#### **2. Gulf Services Inc., 799 Washington Street – Recommendations to the ZBA**

Members briefly discussed this pending petition in front of the ZBA and offered the following: Driveway entrance on Washington is unsafe. Graphic representation of tanker filling needed. Impacts of the canopy need to be assessed.

### **Continued Public Hearing: OSRD Definitive Subdivision**

#### **Murch Prentice Realty Trust – Triangle Farm, off Mill Street**

The Chairman re-opened the public hearing at 7:27 p.m. Present for the applicant was Joyce Hastings, PLS of GLM Engineering Consultants, Inc. She reviewed the waiver requests noted in the draft Certificate of Action and confirmed that the Fire Chief had reviewed and approved the reduction in the roadway radius as proposed to accommodate the roadway angle and proposed off-site mitigation for the Fannon family across Mill Street.

A supplemental plan entitled “Definitive Open Space Subdivision, Triangle Farm, Landscape Plan for 129 Mill Street, Holliston Massachusetts” dated November 3, 2020, was entered into the record. Mr. and Mrs. Fannon were present and expressed their support for the off-site landscape improvements to their lot to minimize direct headlight intrusion. They asked about timing of the install and the issue was added as a Special Condition.

**Holliston Planning Board  
Meeting Minutes of November 12, 2020**

Members reviewed the General and Special conditions, noting that the open space will be protected by conservation restriction in cooperation with the Conservation Commission prior to any occupancy permits.

On a motion by Mr. Santoro, seconded by Mr. Santos, the subdivision was approved per the draft Certificate of Action as amended through discussion. The roll call vote in favor was unanimous (Note: Mr. Ferkler and Mr. Santoro submitted affidavits under the Mullen Rule as they missed the hearing session in July. Both reviewed the written record as well as the recording made and posted per the Governor's Emergency Order.)

On a motion by Mr. Santoro, seconded by Mrs. Langton, the public hearing was closed.

**Continued Special Permit**

**CRG Integrated Real Estate Solutions – 555 Hopping Brook Road**

The Chairman re-opened the public hearing at 7:45 p.m. Peter Bemis of Engineering Design Consultants, Inc. was present for the applicant along with Atty. Chip Nylen. Mr. Bemis briefly reviewed the Site Plan Review decision (dated March 11, 2020) and status of the MEPA/MassDOT filing. He noted that a traffic study had been submitted to the Select Board prepared by Vanasse Associates. He clarified that two of the provisions of the Zoning By-Law reference in the Special Permit application were no longer being requested – outdoor storage in excess of the by-law allowance in Section III and storage of “hazardous or toxic materials” per Section III(G)(3). No written request or plan revisions were provided.

The Chairman asked if an end user had been identified and if operational details were available. Mr. Bemis indicated that no user had been identified.

The Chairman noted receipt of correspondence from John Cronin, Select Board Chair (dated November 9, 2020) requesting 1. Peer review of the Vanasse Assoc. traffic impact and 2. A noise study. Mr. Bemis agreed to discuss both requests with his client. Atty. Talerman clarified that the Vanasse Assoc. materials have not been submitted to the Planning Board for the record. He indicated that operational details, especially 24/7 traffic flows, feed directly into an accurate assessment of facility noise. He noted that idling trucks and/or large overnight truck volumes may have significant impacts on the residential neighborhood.

Mr. Bemis agreed to scope out a noise study. He also indicated that an eCommerce operator is not being solicited for the site. Atty. Talerman indicated that unless additional use details are provided, assumptions should be made about the potential intensity of the use. Mr. Bemis noted use of ITE code 150 Warehouse in the traffic study as directed by the client.

The following correspondence was noted by the members and entered in to the record: Michelle Mehigan of 76 Regal Street (dated August 4, 2020), Wendy Cabot of 1395 Washington Street (dated August 5, 2020). Drew Horton of 164 South Street (dated August 6, 2020), Millie Kampersal of 387 South Street (dated August 6, 2020), Jan Klein of 48 Piedmont Drive (dated August 10, 2020), Suzanne Adelman of 46 South Street (dated August 11, 2020 and September 8, 2020), Pauline Santino of 37 Piedmont Drive (dated August 17, 2020), Susan Schnapp of 4 Glacier Way (dated August 17, 2020), Susan and Paul Hession of 45 Balancing Rock Drive (dated August 17, 2020), Andrius Montvila of 15 Amy Lane (dated August 18, 2020), Kevin

## **Holliston Planning Board Meeting Minutes of November 12, 2020**

O'Connor of Hermes, Netburn, O'Connor & Spearing, P.C. (dated August 18, 2020), Monica & Pete McDonald of 7 Kingsbury Drive (dated August 19, 2020), John Coukos of 17 Pond View Road (dated August 19, 2020), Robert Ostrow of 5 Amy Lane (dated August 19, 2020), James Vazza of 110 Johnson Drive (dated August 21, 2020), Anne Tobin of 181 Central Street (dated August 21, 2020), Alison Beard of 14 Deer Run Road (dated August 24, 2020), Gary and Mary Rotatori of 14 Olde Surrey Lane, Medway (dated August 27, 2020), Jon Trombley of 194 Courtland Street (dated August 31, 2020), Jan Klein (dated September 10, 2020), Toni Neal and Bill Neal of 8 South Street (dated September 17, 2020), Alice Valle of 54 Jackson Drive (dated September 23, 2020), Robert, Janeen, Miranda and Rob Cox (dated September 24, 2020), Micky Rae Keogh of 9 Jackson Drive (dated September 27, 2020), Scott Brady of 209 Courtland Street (dated October 1, 2020), Matthew Mnich of 4 Olde Surrey Lane, Medway (dated October 12, 2020), Pauline Santino of 37 Piedmont Drive (dated October 13, 2020), David & Liz Kaplan of 14 Stable Way, Medway (dated October 9, 2020), Kevin O'Connor of Hermes, Netburn, O'Connor & Spearing, PC (2) (dated August 18, 2020 and October 13, 2020), Brian and Kristen Grace of 14 Hillside Drive (dated October 19, 2020), Gary and Mary Rotatori of 14 Olde Surrey Lane, Medway (dated October 29, 2020) and Charles Myers of 9 Curtis Lane, Medway (dated November 4, 2020).

Correspondence from the Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs (dated July 30, 2020) and DOT staff (undated) was also entered into the record.

The Chairman opened the floor to the public. The following individuals spoke:

Andy Rodenhiser of 7 Dover Lane (Medway), Gary Rotatori of 14 Old Surrey Lane (Medway), Matthew Mnich of 4 Olde Surrey Lane (Medway), Janet Sheehan of 5 Olde Surrey Lane (Medway), Charles Myers of 9 Curtis Lane (Medway), Walter Branson of 262 South Street, Nick Marra of 123 South Street, Tom Fitzgerald of 61 Rockland Street, Paul Faramelli of 80 Kim Place, Kevin O'Connor of 15 Stable Way (Medway), Steve McElhenney of 12 Carriage House Way (Medway), Steven Proia of 30 Stable Way (Medway), Brooke Stebbins of 41 Peter Street, Ed McLellan of 5 Washington Path, Joyce Bogigian of 220 Courtland Street and John Player of 19 Francine Drive

Mr. Rodenhiser indicated that truck noise and volume is significant currently. He noted that no one is currently policing either and it is nearly impossible to expect that self-policing will be effective. He also noted that the regional traffic impacts should be considered. He also noted that this level of intensity was not contemplated in the park's design and noted disappointment with the discontinuance of the looped roadway system. He added that the grade of Hopping Brook Road is problematic in both directions. Mr. Rotatori reiterated his previously submitted written comments (dated October 29, 2020), including concerns about noise and traffic. Mr. Mnich echoed previous comments and added concerns for air pollution and enforcement. Mrs. Sheehan noted that based on Trip Generation and CRG's "High Cube" warehouses noted on their website, projections for ITE 154 or 156 may be more appropriate. She also noted physical limitations at the intersection of Rte. 16 and Fortune Blvd/Beaver Street and the added noise at her home as a result of the tree clearing that occurred on the site. Mr. Myers provided a summary of his previously submitted written comments (dated November 4, 2020). He encouraged the members to add diesel emission review to the noise study and encouraged redesign of the site to limit truck traffic on the Medway side of the site. He noted concern for

**Holliston Planning Board  
Meeting Minutes of November 12, 2020**

potential fueling/re-fueling on site, use and fueling of diesel “yard dogs”, the need for a snow scraper facility, and emergency power generation.

Mr. Branson asked for clarification of prohibiting use of South Street and enforcement. Potential for use or limitation of drones was raised. Mr. Fitzgerald echoed the comments about this being a regional issue. Mr. O’Connor reiterated his written comments. Atty. Taleran noted that zoning interpretation is the authority of the Building Inspector and that the correspondence was shared and no change in interpretation was concluded based on the common application of the Lot Coverage standard and definition of structure. Mr. McElhenney spoke to the performance standards of the by-law and the extreme limits of clearing impacting the neighborhood as a result of recent clearing. Concerns for large volumes of truck traffic, specifically on residences and local roadways were expressed.

Kevin Dickie of 15 Olde Surrey Lane expressed concern about the 9:30 p.m. curfew. Clarification was made that there were several Board members and staff members in person at Town Hall who were subject to the state curfew impositions.

On a motion by Mr. Santoro, seconded by Mrs. Langton, members continued the Special Permit public hearing until January 7, 2021 on a unanimous roll call vote.

**Adjournment** - The meeting was adjourned at 9:30 p.m. on a motion made and duly seconded with a unanimous roll call vote. The next meeting were scheduled for December 3 and 17, 2020 and January 7, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner