

Holliston Planning Board Meeting Minutes of January 21, 2021

Call to Order

The Chairman called the regular meeting to order at 7:00 p.m. in the Pinecrest Meeting Room (#014) 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.

In addition, in accordance to COVID-19 Order No. 54, this meeting must conclude by 9:30 pm. As some of us are in person, in Holliston's form of government, the municipal legislative body is Town Meeting and the Planning Board does not constitute a municipal legislative body, and therefore we must end by 9:30 PM as long as the Executive Order remains in force.

A roll call attendance vote was taken:

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

General Business

1. Approval of Minutes

On a motion by Mr. Ferkler seconded by Mr. Santos, members agreed to approve the minutes of January 7, 2021 as drafted on a unanimous roll call vote.

2. FY22 Budget Request

On a motion by Mr. Santos, seconded by Mr. Ferkler, members approved the .05% increase FY22 Budget Request in the amount of \$101,831.

3. Liberty Estates – Surety Reduction

On a motion by Mrs. Langton, seconded by Mr. Santos, members agreed to reduce the surety amount for the private subdivision road to \$9,330.55 based on the Form E prepared by Connorstone Engineering and reviewed and inspected by McClure Engineering. The roll call vote in favor was unanimous.

4. Land Disturbance and Stormwater Permit Discussion – CRG Integrated Real Estate

Present for the applicant was Peter Bemis of Engineering Design and Atty. Richard Nylen. Sitting with the Board were Atty. Jay Talerman and Dave Faist, PE of CMG Environmental, Inc. Members reviewed a draft decision prepared by Mr. Faist and Ms. Sherman in consultation with Atty. Talerman and record plan entitled "Phase I Remove cut Timber Plan, 555 Hopping Brook Road, Holliston, MA" prepared by Engineering Design Consultants, Inc. (dated January 14, 2021). Details of the proposed work to be limited to the 18-20 acres previously disturbed were reviewed. Members asked about further

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enforcement provisions and Atty. Talerman stated that further tree cutting would result in contempt of court and additional violations. It was clarified that the trees are the property of Soini Corporation per their contractual obligation. In the case of large storm events or a thaw, SWPPP responses and reporting were reviewed.

On a motion by Mr. Ferkler, seconded by Mr. Santos, members approved a document entitled "Stormwater and Land Disturbance Permit Phase I – Removal of Felled Timber Zone A and Perimeter Cut" as amended through discussion. It was clarified that the permit would be mailed to all abutters within 300 feet of the property and that they would receive contact information. A pre-construction meeting would be held upon installation of the erosion control measures and processing and tree removal is expected to last 3-4 weeks.

**Continued Special Permit and Site Plan Review Public Hearing
Michael Alves (Scooby Truck Sales) – 1569 Washington Street**

The Chairman re-opened the hearing at 7:02 p.m. Correspondence was received from Joyce Hastings, PLS of GLM Engineering Consultants, Inc. (dated January 18, 2021) requesting to withdraw the Special Permit Application for the outdoor storage area. Mrs. Langton made a motion to allow the withdrawal without prejudice. Mr. Santos seconded with the roll call vote in favor unanimous.

**Continued Special Permit and Site Plan Review Public Hearing
Gill Realty Trust - I – 45 Washington Street**

The Chairman re-opened the hearing. Dan Merriken, PE of Legacy Engineering was present with owner/applicant Richard Gill of Gill Realty Trust-I to discuss demolition of the existing Countryside Motors building and construction of a new building for auto sales and service. Plans (dated September 8, 2020 and revised December 21, 2020) entitled "45 Washington Street, Holliston, MA, Site Plan" and correspondence from Daniel Merriken, PE of Legacy Engineering dated December 26, 2020 were discussed in detail and entered into the record. Mr. Faist reiterated his peer review comments (dated January 2021).

After some discussion, Mr. Merriken agreed to modify the plan set to include waste removal details. Special conditions regarding hours of operation, dumpster pick-ups, asphalt reclamation, and third-party inspections including pre-construction, interim drainage, final inspection and as-builts will be included in a draft Certificate of Action to be drafted for the Board's consideration at the next hearing session.

On a motion by Mrs. Langton, seconded by Mr. Santos, the Special Permit and Site Plan Review public hearing was continued to 7:05 p.m. on February 4, 2021 on a unanimous roll call vote.

Adjournment - The meeting was adjourned at 8:35 p.m. on a motion made and duly seconded on a unanimous roll call vote. The next meeting was scheduled for February 4, 2021 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner