

Holliston Planning Board Meeting Minutes of February 4, 2021

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

On a motion by Mr. Santos, seconded by Mr. Santoro, members agreed to establish a 9:30 p.m. curfew on a unanimous roll call vote. John Varrell of 928 Washington Street inquired about the use of Roberts Rules of Order. Town Counsel Jay Talerman indicated that only the Open Meeting Law must be followed and that it is within the Board's purview to establish meeting guidelines.

General Business:

1. Approval of Minutes

On a motion by Mrs. Langton, seconded by Mr. Santos on a unanimous roll call vote, members agreed to approve the minutes of January 21, 2021 as drafted.

2. Approval Not Required Subdivisions(s)

84 Chamberlain Street

On a motion by Mrs. Langton, seconded by Mr. Santos, the Board voted to empower the Agent to endorse a plan prepared by Precision Land Surveying, Inc., entitled "Being A Subdivision of Lot 3 As Shown On Land Court Plan No. 26613A, 84 Chamberlain Street" dated January 28, 2021 on a unanimous roll call vote.

28 South Street, Ashland/Holliston

On a motion by Mrs. Langton seconded by Mr. Santos, the Board voted to empower the Agent to endorse a plan prepared by Martinez, Couch & Associates entitled "Agricultural Preservation Restriction Plan, Exclusion Lot Survey" dated January 5, 2021.

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3. Amended FY22 Budget Request

On a motion by Mr. Santoro, seconded by Mr. Santos, members approved an amended FY22 Budget Request reflecting the February 2nd Finance Committee discussion with Town Administrator Travis Ahern regarding the Personal Services line item on a unanimous roll call vote.

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

The Chairman re-opened the hearing. Dan Merrikin, PE of Legacy Engineering was present with owner/applicant Richard Gill of Gill Realty Trust-I to discuss plan revisions and a draft Certificate of Action (Plan set entitled “45 Washington Street, Holliston, MA, Site Plan” dated September 8, 2020 and revised December 21, 2020 and January 31, 2021). The waste disposal area is designed to be fenced on a concrete pad at the rear of the property.

The Chairman opened the floor to the public. Rita Bell of 37 Locust Street asked for a clarification of the proposed use. Mr. Gill elaborated on the Countryside Motors planned expansion.

On a motion by Mr. Santoro, seconded by Mr. Ferkler, the Special Permit and Site Plan Review Certificate of Action with findings and conditions was approved as amended through discussion. On a motion by Mr. Santoro, seconded by Mr. Santos, the public hearing was closed on a unanimous roll call vote.

**Continued Special Permit Public Hearing:
CRG Integrated Real Estate Solutions – 555 Hopping Brook Road**

The Chairman re-opened the public hearing. Peter Bemis of Engineering Design Consultants, Inc. was present along with Atty. Chip Nylen of Lynch, DeSimone and Nylen, LLP, Frank Petkunas of CRG, and Scott Thornton, PE of Vanasse & Associates to discuss the petition. Present for the Board were Town Counsel Jay Talerma of Mead, Talerma, and Costa and Robert Michaud, PE of MDM Transportation Consultants, Inc.

The following documents were entered into the public record and were presented and discussed in detail:

- Plans entitled “Layout & Materials, 555 Hopping Brook Road, Holliston, Massachusetts” and “Grading & Utilities, 555 Hopping Brook Road, Holliston, Massachusetts”, prepared by Engineering Design Consultants, Inc., dated November 16, 2019 (revised January 28, 2021),
- Correspondence from Frank Petkunas of CRG (dated January 25, 2021 and February 4, 2021),
- Correspondence from Scott Thornton, PE of Vanasse & Associates, Inc. (dated November 18, 2020 and January 28, 2021),
- Correspondence from Robert Michaud, PE of MDM Transportation Consultants, Inc. (dated December 23, 2020 and February 4, 2021),
- Correspondence from Gregory Tocci, Sr. and Bradley Dunkin of Cavanaugh Tocci (dated January 25, 2021 and February 4, 2021).

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The Chairman opened the hearing to the public. Asking questions and offering comments were the following individuals: John Varella of 928 Washington Street, Kevin O'Connor of 15 Stable Way (Medway), Gary Rotatori of 14 Olde Surrey (Medway), Donald Taylor of 9 Madison Drive, Rami Mitri of 175 Winthrop Street, Rita Bell of 37 Locust Street, Janet Sheehan of 5 Olde Surrey Lane (Medway), Gary Donlin of 45 Alberta Lane, Matthew Mnech of 4 Olde Surrey Lane (Medway), Kerry Mangan of 2290 Washington Street, Steve and Ann McElhinney of 12 Carriage House Way (Medway), Michael Fowler of 124 South Street, Atty. Scott Carman of Krems, Jackowitz & Carman of 141 Tremont Street (Boston), Tom Fitzgerald of 61 Rockland Street, Terry Stiffler of 58 Front Street, Liam O'Sullivan of 135 Fiske Street, Suzanne Adelman of 46 South Street, Jane Whitney-Mason of Stable Way (Medway), Dave Wolfson of 293 South Street, Len Epstein of 81 Jackson Drive, Don Fennyery of 1 Summit Road (Medway), and Mark Dumouchel of 3 Olde Surrey Lane (Medway).

Correspondence from the following individuals was also entered into the record since the last hearing session: Kristen Breen of 363 South Street (dated January 13, 2021), Janet Sheehan of 5 Surrey Lane, Medway (dated January 20 and February , 2021) and Elliot Wheelwright of 64 Hemlock Drive (dated January 26, 2021), Scott Carman, Esq. of Krems, Jackowitz & Carman, LLP (dated January 28, 2021), Ed and Karen Holupka of 5 Carriage House Way, Medway (dated February 2, 2021), Mary Rotatori of 14 Olde Surrey Lane, Medway (dated February 1, 2021), Millie Kampersal of 387 South Street (dated February 1, 2021), Anne Silver of 944 Washington Street (dated February 1, 2021), Janet Sheehan of 5 Olde Surrey Lane, Medway (dated February 1, 2021), David Franco of 45 Summer Street (dated February 2, 2021) and Bill and Erin Hoye of 6 Carriage House Way, Medway (dated February 1, 2021).

On a motion by Mr. Santoro, seconded by Mrs. Langton, members continued the Special Permit public hearing until February 25, 2021 at 7:05 p.m. on a unanimous roll call vote. Outstanding traffic questions, sound study and its peer review as well as site plan amendments will be the focus of the next hearing session.

Adjournment - The meeting was adjourned at 10:00 p.m. on a motion made and duly seconded with a unanimous roll call vote.

Karen L. Sherman, Town Planner