

## **Holliston Planning Board Meeting Minutes of February 25, 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

Members discussed a curfew. Mr. Santoro made a motion to conclude the meeting at 10:30 p.m. Mrs. Langton seconded and asked him to consider an amendment to end at 10:00 p.m. Mr. Santoro agreed. The roll call motion in favor was unanimous.

### **General Business:**

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

On a motion by Mr. Santoro, seconded by Mrs. Langton on a unanimous roll call vote, members agreed to approve the minutes February 4, 2021 as drafted.

#### **2. Approval Not Required Subdivisions(s)**

##### **21 Shaw Farm Road**

On a motion by Mrs. Langton, seconded by Mr. Ferkler, the Board voted to empower the Chairman to endorse the plan prepared by Applewood Survey, Co., LLC entitled "Plan of Land, 21 Shaw Farm Road, Holliston, Mass." dated February 10, 2021 on a unanimous roll call vote.

#### **3. Constitution Village – Surety Agreement**

On a motion by Mr. Santoro, seconded by Mrs. Langton, members empowered the Chairman to endorse the Form H Performance Secured by a Surety Company for "Pout Lane" within the Constitution Village Subdivision as previously approved. The roll call vote in favor was unanimous.

### **Scenic Road Work Permit Public Hearing**

#### **576 Highland Street – Phillip Cotter**

The Chairman opened the hearing at 7:15 p.m. Mrs. Langton made a motion to continue the hearing to March 18 at 7:05 p.m. as no one was present to discuss the matter. Mr. Ferkler seconded with all in favor on a roll call vote.

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

The Chairman re-opened the public hearing at 7:20 p.m. Frank Petkunis of CRG Integrated Real Estate Solutions was present along with Peter Bemis of Engineering Design Consultants, Inc., Atty. Chip Nylen, Greg Tocci, PE of Cavanaugh Tocci, and Scott Thornton, PE of Vanasse Associates.

The following documents were entered into the record and were presented to the board for discussion along with Powerpoint presentation from Messrs. Tocci and Thornton:

- Noise Study and Response to Peer Review Comments from Greg Tocci of Cavanaugh Tocci (dated January 25 and February 5, 2021)
- Correspondence from Christopher Menge of HMMH (peer review of noise study) dated January 28, 2021 and February 17, 2021.
- Correspondence from Scott Thornton, PE of Vanasse & Associates, Inc. regarding traffic analysis and response to 2/4 questions (dated February 18, 2021).
- Correspondence from Peter Bemis of Engineering Design Consultants (dated February 5, 2021) and Stormwater Calculations dated February 5, 2021.
- Revised site plans entitled “555 Hopping Brook Road, Modification of the Definitive Site Plan in Holliston, Massachusetts (Middlesex County)” dated November 16, 2019 and revised February 5, 2021.

Mr. Tocci was asked to consider waste removal for the site and provide comment. Mr. Petkunis noted that often the dumpsters are located inside or could be located outside on the opposite side of the building. Mr. Tocci was also asked to correlate projected traffic volumes and types of trucks and loads with intermittent noise characterization. Mr. Menge clarified that concerns about multiple noise sources should be considered based on the noise quality behind the berm and the knowing that decibels are logarithmic. Signage regarding no engine brake usage was suggested by Messrs. Tocci and Menge. Additionally, usage of engine brakes on Hopping Brook Road itself was raised as a concern. Mr. Tocci noted that they assumed that a 1000 watt diesel generator will be on site and will be enclosed in noise attenuating enclosure. Mr. Tocci was asked to discuss impacts of tree cutting on the noise modeling. Impacts within Holliston Woods over-55 will be addressed. Some assessment of truck noise impacts from the grade on Hopping Brook road itself was requested.

The Chairman opened the hearing to the audience. The following individuals asked questions: Kerry Mangan of 2290 Washington Street, Tom Fitzgerald of 61 Rockland Street, Susan Woodrow of 36 Union Street, Terry Stiffler of 58 Front Street, Suzanne Adelman of 46 South Street, Joe Mastrangelo of 84 Dunster Road, Kristine Westland of 103 Norfolk Street, Gary Rotatori of 14 Olde Surrey Lane (Medway), Jackie Avery of 105 Whitney Street, Joe Cooper of 89 Rockland Street, Rami Mitri of 175 Winthrop Street, Len Epstein of 81 Jackson Drive, John Adler of 251 Gorwin Drive, Steve McElhinney of 12 Carriage House Way (Medway), Mark Bunker of 53 Green Street, John Giacobbe of 3 Summit Road (Medway), Mary Greendale of 198 Highland Street, Andres Vargas of 12 Curve Street, Andy Rodenhiser of 104 Fisher Street (Medway), Andrew Kennedy of 450 Adams Street, Matt Mnech of 4 Olde Surrey Lane (Medway), and P. Farnel of 80 Kim Place.

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Also entered into the record was correspondence from the following individuals: Alanna Liberto of 13 Carriage Way, Medway (dated February 4, 2021), Edward Kofron of 38 Piedmont Drive (dated February 8, 2021), Gary C. Harris of 2 Summit Road, Medway (dated February 8, 2021), Walter Branson of 263 South Street (undated) and Holliston Woods Condominium Trust (dated February 15, 2021).

Mrs. Langton made a motion to continue the public hearing until March 18, 2021 at 7:15 p.m. Mr. Santoro seconded with all in favor on a roll call vote.

**Adjournment** - The meeting was adjourned at 10:14 p.m. on a motion made and duly seconded with a unanimous roll call vote. The next meeting was scheduled for March 18, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner