

Holliston Planning Board Meeting Minutes of March 18, 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

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 February 25, 2021 and March 11, 2021 as drafted.

Scenic Road Work Permit Public Hearing

164 and 168 (Lots 10 & 11) Mill Street – Elite Home Builders, LLC

The Chairman opened the hearing at 7:05 p.m. Joyce Hastings of GLM Engineering Consultants, Inc., was present to discuss construction of two single family homes requiring the opening of driveways into the existing stone wall. Plan sets entitled "Proposed Sewage Disposal System, Lot 10 – Mill Street, Holliston, Massachusetts" and "Proposed Sewage Disposal System, Lot 11 – Mill Street, Holliston, Massachusetts" prepared by GLM Engineering Consultants, Inc., dated August 22, 2019 and revised November 20, 2019 and January 26, 2021 were submitted.

Work was stopped by the Highway Supt. on February 18th and subsequently a written enforcement letter was sent to the property owner. Cherry and Oak trees were cut as well as the invasive species.

Deb Moore of 183 Mill Street noted that she had called the Planning Office regarding the work. She did note that the invasive species were abundant on the site. She encouraged replacement trees, noting that gypsy moths have severely impacted the area.

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Continued Scenic Road Work Permit Public Hearing

576 Highland Street – Phillip Cotter

The Chairman re-opened the hearing at 7:35 p.m. Philip Cotter was present to discuss construction of a second driveway accessing the back yard. Correspondence was received from Tom Smith, Highway Superintendent (dated February 11, 2021).

Mr. Santoro made a motion to approve the Scenic Road Work Permit request for a 16' driveway, seconded by Mr. Santos seconded with all in favor 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 at 7:45 p.m. Sitting with the Board were Atty. Jay Talerma of Mead, Talerma and Costa (Town Counsel) and peer review consultants Chris Menge, INCE of HMMH, Dave Faist of CMG Environmental and Robert Michaud, PE of MDM Transportation.

Frank Petkunis of CRG was present along with Peter Bemis of Engineering Design Consultants, Inc., Atty. Chip Nylen, Greg Tocci of Cavanaugh Tocci, and Scott Thornton, PE of Vanasse Associates. Mr. Bemis provided an overview of the site plan and proposed site features. Also providing testimony for CRG was Richard Schafer of Schafer Development Services (former Economic Development Director in Taunton, MA).

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

- Powerpoint presentation by Greg Tocci of Cavanaugh Tocci (dated March 18, 2021)
- Correspondence from Greg Tocci of Cavanaugh Tocci (dated March 11, 2021), in regards to Rami Mitri's comments of March 2, 2021.
- Correspondence from Greg Tocci of Cavanaugh Tocci (dated March 11, 2021) regarding sound analysis.
- Correspondence from Christopher Menge, INCE of HMMH (dated March 17, 2021).
- Powerpoint presentation by Scott Thornton, PE of Vanasse Associates (dated March 18, 2021) entitled "Traffic Assessment: Responses to Comments Areas from February 4, 2021 Planning Board Meeting".

Correspondence from the following individuals was entered into the record: Leonard J Epstein of 81 Jackson Drive (dated February 20, 2021 and March 4, 2021), Nancy O'Neill of 98 Monroe Drive (dated February 20, 2021), Ben Schechter of 64 Jackson Drive (dated February 20, 2021), Liz Theiler of 17 Norland Street (dated February 22, 2021), Rachel Heppen of 82 Jackson Drive (dated February 23, 2021), Tom and Josephine Zazulak of 82 Monroe Drive (dated February 23, 2021), Alison Quinan of 37 Pilgrim Road (dated February 23, 2021), Sandra and Timothy O'Neil of 110 Bullard Street, Thom and Carol Gilbert of 105 Bullard Street, Ginny and Don Bates of 124 Bullard Street, Shahar and Jane Ze'evi of 15 Bullard Street, Colleen and Alan Imgrund of 121 Bullard Street, Mary and Will Blake of 94 Bullard Street, Zinta Gulens of 45 Bullard Street, Adam & Lauren McClain of 91 Bullard Street, Chris Kibble and Toni Stone of 31 Bullard Street, Ellen and Bill George of 62 Persis Place, Therese and

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Kevin Reilly of 61 Bullard (dated February 23, 2021), Thomas and Amy Fitzgerald of 61 Rockland Street (dated February 24, 2021), Mary Greendale of 198 Highland Street (dated February 22, 2021), Rami and Cashelle Mitri of 175 Winthrop Street (dated February 24, 2021), John Warshaw of 82 Jackson Drive (dated February 25, 2021), Ken Sawyers of 15 Evergreen Street (dated February 24, 2021), Joe Cooper of 89 Rockland Street (dated February 25, 2021), Christine Beckwith Cooper of 89 Rockland St (dated February 25, 2021), Georganna Woods of 55 Grove Street (dated February 26, 2021), Mark Ahronian of 107 Concord Street (in favor, dated March 1, 2021), Suzanne Adelman of 46 South Street (dated March 3, 2021), Carol Holly and Gordon MacPhai of 78 Briarcliff Lane (dated March 4, 2021), Mia Otey of 1881 Washington Street (dated March 4, 2021), Paul Chalupa, Ed Kofron, Larry Dennin, Len Zavalick, Linda Arthur, Balancing Rock Village Condominium Trust (dated March 2, 2021), John and Maureen Marshall of 79 Morton Street (dated March 6, 2021), Mary Rotatori of 14 Olde Surry Lane, Medway (dated March 11, 2021), Rami Mitri of 175 Winthrop Street (dated March 12, 2021) and a blog link from Mary Greendale called "Just Thinking" (dated February 26, 2021).

On a motion by Mr. Santoro, seconded by Mrs. Langton members agreed to extend their curfew to 10:00 p.m. in order to entertain questions with a prioritization of new speakers and answering questions. The roll call vote in favor was unanimous.

The Chairman opened the floor to the audience. The following individuals spoke: Gary Donlin of 45 Alberta Lane, Andres Vargas of 12 Curve Street, Wayne Griffin of Griffin Electric of 116 Hopping Brook Road.

To conclude the session, Atty. Jay Talerman outlined next steps for the narrowed focus of completion of technical review and proposed mitigation.

On a motion by Mr. Santoro, seconded by Mr. Santos, the public hearing was continued until April 15, 2021 at 7:00 p.m. The vote in favor was unanimous.

Adjournment - The meeting was adjourned at 10:03 p.m. on a motion made and duly seconded with a unanimous roll call vote. Next meeting scheduled for April 1, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner