

Holliston Planning Board Meeting Minutes of April 29, 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 (joined at 7:20 p.m.)
Jason Santos - absent
Scott Ferkler - present

General Business:

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Mrs. Langton, members agreed to approve the minutes of April 15, 2021 as drafted on a unanimous roll call vote.

2. Holliston Woods – Release of Surety

Mrs. Langton made a motion, seconded by Mr. Ferkler to release the surety for the project in its entirety based on the recommendation of AP Associates, the Board's third party inspector for the project. The roll call vote in favor was unanimous.

3. Site Plan Review – SCS Marshall 012252 Holliston, LLC, 280&150 Marshall Street

Rennie Freidman, Director of Project Development was present for SolSystems along with Jeff Brandt of TRC to discuss the Site Plan Review and Stormwater and Land Disturbance applications filed for the 30.73 acre town site located at 280 and 150 Marshall Street for a ground-mounted solar array. The plan set entitled "SCS Marshall 012252 Holliston, LLC, Proposed 2.5 MW-AC Solar Array, Marshall Street, Holliston, MA" dated March 8, 2021, prepared by TRC was discussed in detail. Questions about the proposed project implementation were reviewed, including Eversource utility interconnections. Fall 2021 construction is possible under the best case scenario. The overall buildout is expected within a 4-6 month period. There will likely be several weeks of intensive installation based on the concrete ballasting construction style and then various electrical work to commission the system. The access point to the site will be near the existing HYSA practice field, where the proposed equipment pad will be located in close proximity to Marshall Street and the utility pole interconnect for the project. Mr. Freidman noted that the panels will be installed on the flattest portion of the closed capped landfill.

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Suzanne Adelman of South Street asked about the planned routing for construction vehicles and materials delivery. Mr. Freidman indicated that staging will occur at/near the Town's recycling center. As no contractor has been selected, no information on routing is available. Members planned a site visit. Stormwater review peer comments are expected from CMG and the Conservation Commission hearing is underway.

Mrs. Langton made a motion to continue the discussion until May 20th. Mr. Santoro seconded with all in favor on a unanimous roll call vote.

4. Site Plan Review – Geoffrey Zeamer, 87 & 125 Jeffrey Avenue

Joyce Hastings of GLM Engineering Consultants, Inc., was present to discuss construction of a 9,257 s.f. addition to the existing building. The record plan set is entitled "Abbess Instruments, 125 Jeffrey Ave., Holliston, MA" dated April 21, 2021, prepared by GLM Engineering Consultants, Inc., was discussed in detail.

The Industrial site is located at the intersection of Everett and Jeffrey. The two buildings are interconnected by a loading dock system. The proposed addition for manufacturing and shipping will be one-story. Roof runoff will be infiltrated in the rear of the site. No alterations are proposed to the other impervious areas on the site. Construction will be staged from the existing Jeffrey Ave side of the building (west). A series of elevations were presented prepared by Chemini Design Architects, showing the addition.

Parking lots are available on either side of the building. Abbess currently has 17 employees with a potential of 30. Abbess manufactures vacuum, thermal and other specialized "chamber" products primarily for governmental entities ranging from hundreds of pounds to tons. The Zeamers will be utilizing SBA funding to grow and relocate their business in the community. They noted that the business is owner operated and employs local individuals as well as student interns. Raw materials are delivered via either flatbeds or express delivery vehicles. Products are shipped by either box truck or flatbed. Use of the designated industrial park route over Whitney Street for both shipping and deliveries was discussed.

The construction period may occur in a single phase of approximately 6 months dependent upon funding. The addition depicted is the maximum anticipated. Some demolition of the existing 125 Jeffrey building is anticipated. Some grade change in the loading dock area is anticipated.

Members discussed conditions of approval for a draft Certificate of Action for consideration at the next meeting. The matter was continued until May 6th at 6:45 p.m. on a motion by Mr. Santoro, seconded by Mrs. Langton.

Special Permit/Site Plan Amendment Public Hearing Hopping Brook Development, LLC – 56 Boynton Road

The Chairman opened the hearing at 8:17 p.m. and waived reading the hearing notice. Joyce Hastings of GLM Engineering Consultants, Inc., was present along with owner/applicant Rich Gordon of Hopping Brook Development, LLC to discuss permitting the existing 25,700 sf. building and proposed building addition of 13,140 sf. under Section III.G(3) of the Zoning

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Bylaws. An additional parking area on the western side of the building and an expansion of the existing detention basin are proposed.

The potential occupancy of the building may increase by 10-12 occupants. A single additional loading dock is being proposed. Mr. Gordon noted the potential for WEB Industries to expand their lease area to integrate the new space or to rent to another tenant. The facility will be designed for storage and warehouse. No office space is proposed. Utilities are located on the ground and vent out the side.

Ms. Hastings noted that an outstanding lighting issue has been identified by a neighbor. Mr. Gordon noted there are two existing lights on the building's south easterly side and likely one additional fixture would be required. No additional clearing is proposed.

The Chairman opened the hearing to the public. Lindsey Despres of 3 Winterberry Lane, Medway noted that screening would be appreciated. Don Ralph of 5 Winterberry Lane, Medway raised similar concerns about the existing light fixtures. He also noted concerns about proposed drainage as well as dumpster location and activity. Ms. Hastings noted that the drainage system design will meet the Massachusetts guidelines. Peer review correspondence from David Faist of CMG Environmental, Inc. (dated April 28, 2021) was received. Ms. Hastings noted that they have not had an opportunity to address the comments to date. Mike Auler of 4 Winterberry Lane, Medway echoed the concerns for lighting. Mr. Gordon agreed to explore a solution.

Mrs. Langton made a motion to continue the hearing until May 20th at 7:15 p.m. Mr. Santoro seconded with all in favor on a roll call vote.

Zoning By-Law Amendments Public Hearing

The Chairman opened the public hearing at 8:40 p.m. Members discussed the proposed text of both amendments:

1. Delete Section VIII – Temporary Moratorium on Recreational Marijuana Retailers in its entirety. The effective date of the temporary moratorium has expired (June 15, 2019). Actions of the Special Town Meeting in October 2018 prohibits Marijuana Retailers in all zoning districts (Section III.G.8).
2. Amend Section III.F.2 Large-scale solar power generation system by allowing the use by Special Permit in the AR-1, AR-2, and R-1 zoning districts where it is currently prohibited.

On a motion by Mr. Santoro, seconded by Mr. Ferkler, members voted unanimously to support the articles as drafted and send a positive recommendation to the Town Moderator.

Stormwater Amendments Public Hearing

The Chairman opened the public hearing at 8:48 p.m. and waived the reading of the hearing notice. Members briefly discussed proposed text for the following:

- Amend Subdivision Rules and Regulations Section 5.3 Stormwater Management and Appendix B BMP Design Guidelines to be consistent with Article XI Regulations for Stormwater Management and Land Disturbance in terms of performance standards, inspections and design guidelines.

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- Amend Article VII Regulations for Special Permits and Site Plan Review 7.4(D) Stormwater Management and Appendix B BMP Design Guidelines to be consistent with Article XI Regulations for Stormwater Management and Land Disturbance in terms of performance standards, inspections and design guidelines.
- Amend Article XI to reflect implementation of the General By-Law Article XLI Stormwater Management and Land Disturbance By-Law with regard to Minor and Major Land Disturbance Permits, permit procedures, performance standards, Erosion Control Plan and Operation and Maintenance plan requirements, and enforcement.

Mr. Santoro made a motion to continue the public hearing until May 20th at 7:30 p.m. Mrs. Langton seconded with all in favor on a roll call vote.

Adjournment - The meeting was adjourned at 9 p.m. on a motion made by Mr. Santoro and duly seconded by Mr. Ferkler with a unanimous roll call vote. The next meeting was scheduled for May 6, 2021 at 6:45 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner