

Holliston Planning Board Meeting Minutes of October 7, 2021

Call to Order:

The Chairwoman called the regular meeting to order at 7:03 p.m. and read the following statement: Pursuant to the June 16, 2021 Act relative to extending certain COVID-19 measures adopted during the state of emergency suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, the Planning Board will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted to the Town's webpage within 24 hours in accordance with 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:

Chairperson Karen Apuzzo-Langton - present
David Thorn - present
Jason Santos - present
Scott Ferkler – present
Barbara Peatie - present

General Business:

1. Approval of Minutes

On a motion by Mr. Thorn, seconded by Ms. Peatie, members agreed to approve the minutes of September 2 and September 23, 2021 as written. On a motion by Mr. Ferkler, seconded by Ms. Peatie, the Executive Session minutes of September 27, 2021 were approved on a unanimous roll call vote.

2. Approval Not Required Subdivision(s) – 103 Jennings Road

On a motion by Mr. Santos, seconded by Ms. Peatie, the Board voted to empower the Town Planner to endorse a plan prepared by Applewood Survey Co., Inc., entitled “Plan of Land, 103 Jennings Road, Holliston, Mass.” dated September 29, 2021 on a unanimous roll call vote.

Continued Definitive Subdivision Plan Public Hearing Eagle Path, LLC – 0 Prospect Street

The Chairwoman re-opened the hearing at 7:15p.m. and noted receipt of a written request from Robert Duff of Guerriere & Halnon, Inc. (dated October 7, 2021) to continue the hearing. Mr. Thorn made a motion to continue the hearing to November 4, 2021 at 7:05 p.m. Ms. Peatie seconded with all in favor on a roll call vote.

Recess

On a motion by Mr. Santos, seconded by Ms. Peatie with all in favor on a roll call vote, members recessed until the advertised 7:30 p.m. public hearing. Members returned to the public session at 7:30 p.m. on a motion by Mr. Santos, seconded by Ms. Peatie on a unanimous roll call vote.

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Public Hearing

Zoning By-Law Amendments

The Chairwoman opened the public hearing at 7:30 p.m. and read the notice into the record, noting the following proposed changes:

1. **Section I-E Definitions** - Add a definition of Marijuana Courier and Marijuana Delivery Licensee, and Marijuana Delivery Operator and amend the current definition of Marijuana Establishment.
2. **Section III – G Industrial and Outdoor Uses** - Add #9 Marijuana Delivery Licensee (Marijuana Courier and Marijuana Delivery Operator) to be prohibited in all zoning districts.

Atty. Kate Feodoroff of Mead, Talerman and Costa were present and provided an overview of the Cannabis Control Commission's licensure use categories regarding delivery. She noted that the by-law revisions as proposed dovetail the community's prior prohibition on retail sales and a ballot question will follow if passed. The Chairwoman noted that the prior ballot question on prohibition passed on a vote of 907:471 in May 2019, following the October 2018 Special Town Meeting by-zoning law amendment prohibition which passed on a 79:31 vote.

Speaking against the proposal during the public portion of the hearing was Blake Mensing of 1865 Washington Street. He asked why the amendments were being proposed and stated that individuals can grow marijuana legally and receive home delivery of medical marijuana. Christine Foss of 41 Winthrop Street asked how the delivery process works in terms of screening and security. Warren Chamberlain of 16 Roy Avenue contemplated the local benefits of allowing the use.

Mr. Santos made a motion to support the article as drafted. Ms. Peatie seconded with all in favor on a roll call vote. A written report of the vote and hearing will be provided to the Town Moderator.

Mr. Thorn made a motion to close the public hearing. Ms. Peatie seconded with all in favor on a roll call vote.

Special permit and Site Plan Review Public Hearing

Blair Square – 1 Front Street

The Chairwoman opened the meeting at 8:02 p.m. Regan Andreola, RLA of Beals & Thomas was present along with Inge Daniels, RLA of Inge Daniels Design, LLC to discuss improvements at Blair Square (between Central, Front and Railroad Streets), including construction of a pavilion structure within the required front yard setback. A supplemental narrative entitled Blair Square Site Improvements, dated September 17, 2021 was provided. The plan of record is entitled "Blair Square, Site Improvements, Holliston, Massachusetts (Middlesex County)", prepared by Beals & Thomas (dated September 17, 2021). In addition, the application for Site Plan Review included a Stormwater Management Report prepared by Beals & Thomas (dated September 3, 2021) and Site Owners Manual (dated September 3, 2021).

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Ms. Andreola provided background and an overview of the proposed improvements, noting that the public process and funding for the design have been ongoing. The submittal represents 90% design. Discussion including questions about phasing, relocation of the existing gazebo, proposed informational kiosk, tree removal and re-planting, hours, long-term maintenance and parking. Several suggestions for off-site traffic improvements were made and will be transmitted to the Select Board.

During the public portion of the hearing, Warren Chamberlain of 16 Roy Avenue expressed support of the project and noted his role as a member of the Community Preservation Act Committee regarding funding options.

Mr. Thorn made a motion to close the public hearing. Ms. Peatie seconded with all in favor on a roll call vote. A draft Certificate of Action will be drafted for review at November 4th meeting.

Adjournment - The meeting was adjourned at 9:00 p.m. on a motion made by Mr. Santos and duly seconded by Ms. Peatie with a unanimous roll call vote. The next meeting was scheduled for November 4, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner