

**Holliston Planning Board
Meeting Minutes of February 17, 2022**

Call to Order:

The Chairwoman called the regular meeting to order at 7:05 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

Mr. Santos made a motion for a 9:00 p.m. curfew. Ms. Peatie seconded with all in favor on a roll call vote.

General Business:

1. Approval of Minutes

On a motion by Ms. Peatie, seconded by Mr. Santos, members agreed to approve the minutes of February 10, 2022 as written on a unanimous roll call vote.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

ADESA Auction Boston – 0 and 194 Lowland Street

The Chairwoman re-opened the hearing at 7:07 p.m. and provided an overview of the public hearing process, requesting that the Applicant's representatives focus on modifications to the prior application. She noted receipt of correspondence received from Atty. Barbieri of Fletcher Tilton (dated February 8, 2022) which includes responses to questions from the last hearing date.

Atty. Sander Rikleen of Sherin and Lodgen and Atty. Peter Barbieri of Fletcher Tilton were present along with Brian Brewer, PE of Kimley-Horn and Associates, Inc., Keri Pike, PE of Howard Stein Hudson, and Greg Tocci, PE of Cavanaugh Tocci to discuss the Special Permit and Site Plan Review. Atty. Rikleen began with some remarks to frame presentations by Atty. Barbieri, Mr. Tocci and Ms. Pike. Atty. Barbieri summarized that the two big changes were that driveways had been reconfigured to direct traffic direction to and from the direction of Jeffrey Avenue and a sound barrier had been added.

Ms. Pike presented the following documents: 1. Powerpoint presentation entitled "194 Lowland Street and 0 Lowland (off) St., Holliston" (dated January 13, 2022), 2. Plans entitled "Figure 2. Lowland Street at Proposed Site – Large Auto Carrier" and "Figure 3. Lowland Street at Proposed Site – Small Auto Carrier" (both dated January 10, 2022), prepared by Howard Stein

Holliston Planning Board Meeting Minutes of February 17, 2022

Hudson. She noted that the firm did not utilize ITE per normal study methodology but relied upon the operational details provided by the applicant.

Mr. Tocci presented the Powerpoint presentation entitled “Proposed ADESA Boston Vehicle Storage Facility, 194 Lowland Street, Holliston, MA, Acoustical Study” (dated January 13, 2022). He clarified that both back-up alarms and car alarms are pure tone sources but neither were reviewed for impacts because they are not expected events. Some discussion of the proposed operations and inventory system followed. Atty. Barbieri noted that gates will be utilized in the off-hours and security staff would contact the 24-hour on call manager at the Framingham facility if an unscheduled truck arrives at the site. Deliveries and entry into the inventory system will be coordinated by the delivery drivers.

Other documents entered into the record include the following:

- Correspondence received from Matthew Madden, PE, LSP and Bob Farnes, Tetra Tech regarding Spill Prevention-Control and Countermeasure Plan (dated June 27, 2017).
- Peer Review correspondence received from David Faist, PE of CMG Engineering Services (dated February 9, 2022) and Robert Michaud, MDM Transportation Consultants, Inc. (dated February 8, 2022).

Also entered into the record was correspondence from Mindy Payne, 614 Fiske Street (dated January 18, 2022), Robert & Cynthia Foster, 89 Brook Street (dated February 5, 2022), Gino Carlucci, Sherborn Town Planner (dated February 14, 2022, with attachments from the Sherborn Planning Board, dated October 22, 2020 and August 21, 2018) and Tricia Kendall, Chair, Ashland Planning Board (dated February 8, 2022).

The Chairwoman opened the hearing to the public. The following individuals asked questions and raised concerns during the public portion of the hearing: Liam O’ Sullivan of 175 Fiske Street, Jeff Forman of 42 Dalton Road, Keefe Bailey of 17 Lowland Street, Barbara Ryan of 14 Irving Place, Jonathan Foster of 89 Brook Street, Martin Velilla of 35 Marilyn Street, Pat Hafford of 242 Lowland Street, Audrea Szabatura of 31 Noel Drive, and Sara Hill of 1 Fiske Pond Road. Concerns of note include use of Cranberry Lane as a shortcut, the inadequate design of the Whitney and Washington intersection, lack of provision for multiple delivery trucks on site, elevations of surrounding homes, and method of determination of ambient noise conditions.

Members consulted with Town Counsel regarding the session. He suggested that there appeared to be outstanding questions about proposed operations and site improvements, and for the sake of due process and fact finding, members could close the hearing but for receipt of final reports from the Adesa team.

On a motion by Mr. Santos, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was closed but for the receipt of a final report from the Adesa team in response to questions and operational issues raised this evening.

**Holliston Planning Board
Meeting Minutes of February 17, 2022**

Adjournment - The meeting was adjourned at 8:55 p.m. on a motion made by Mr. Ferkler and duly seconded by Ms. Peatie on a unanimous roll call vote. The next meeting was scheduled for March 3, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner