

**Holliston Planning Board
Meeting Minutes of August 18, 2022**

CALL TO ORDER:

The Chairwoman called the regular meeting to order at 7:00 p.m. and read the following statement: Pursuant to the June 16, 2022 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 as soon as possible 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 – absent (joined at 8:25)
Scott Ferkler – absent
Barbara Peatie – present

GENERAL BUSINESS:

1. Approval of Minutes

On a motion by Ms. Peatie, seconded by Mr. Thorn, members agreed to approve the minutes of July 11 and July 14, 2022 as corrected on a unanimous roll call vote.

2. Approval Not Required Subdivision(s)

On a motion by Ms. Peatie, seconded by Mr. Thorn, members voted to empower the Town Planner to endorse the plan prepared by GLM Engineering Design Consultants entitled “Plan of Land” (dated July 13, 2022). The plan involves an exchange of land between the properties at 603 Winter Street and 45 Anne Marie Drive as the result of an encroachment.

3. Subdivision Surety – Eagle Path

On a motion by Ms. Peatie, seconded by Mr. Thorn, members voted to a. establish a credited surety amount of \$193,332.25 based on a recommendation of staff and CMG Environmental after review of Form E’s prepared and revised by Robert Duff, PE of Guerriere and Halnon, b. empower the Town Planner to execute an acceptable form of surety totaling \$193,332.25 and c. execute a Lot Release form for Lot #3 in exchange for the surety.

CONTINUED PUBLIC HEARING:

**OSRD Definitive Subdivision Plan/Stormwater and Land Disturbance
“Garnet Lane”, Constitution Village**

The Chairwoman re-opened the hearing. Members reviewed a draft Certificate of Action (dated August 12, 2022) as well as the revised plan set entitled “Garnet Lane: A Definitive Open Space Residential Subdivision in Holliston, Massachusetts”, prepared by Guerriere & Halnon, Inc. dated December 2, 2021 and revised May 20, June 22 and July 29, 2022, Peer Review #2, #3 and #4 correspondence from Peter Engle, PE of McClure Engineering, Inc., dated June 16,

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July 29, and August 3, 2022, correspondence from Robert Duff, Guerriere & Halnon, Inc., dated August 1, 2022 in response to Peer Review #3, correspondence from Federico del Castillo, 43 Nancy Drive, Ashland dated March 2, 2022 and, correspondence from Angela Conforti, Attorney (dated May 10, 2022) addressed to Ryan Clapp, Conservation Agent.

The Chairwoman opened the hearing to the public. Asking questions and offering comments were: Federico Castillo of 43 Nancy Drive (Ashland) and Curt Bloom of 45 Old Cart Path. As a result, Atty. Conforti agreed to additional conditions to fence and post the construction site for security and to notice sub-contractors of work and delivery hours as well as to work with DPW to provide uninterrupted public access from the Ashland open space to the Holliston open space via the drainage easement associated with the existing detention basin on Old Cart Path.

On a motion by Mr. Thorn, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was closed and the Certificate of Action was approved as amended through discussion.

CONTINUED PUBLIC HEARING:

**OSRD Definitive Subdivision Plan/Site Plan and Special Permit/Scenic Road Permit
"Hidden Cove" - 0 Hill Street**

The Chairwoman re-opened the hearing and noted that Dan Merrikin, PE of Legacy Engineering, LLC asked for a continuance (See correspondence dated August 10, 2022).

On a motion by Mr. Thorn, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was continued to September 8th at 7:05 p.m.

PUBLIC HEARING:

**Site Plan and Special Permit/Stormwater and Land Disturbance Permit
Bartzak PVI, LLC - 0 Bartzak Drive**

The Chairwoman opened the hearing and waived reading the hearing notice into the record. She noted receipt of correspondence from Bryan Sutherland of Beals Associates, Inc (See correspondence dated August 15, 2022) requesting a continuance as a result of Mr. Ferkler and Mr. Santos not being present.

Correspondence from the following individuals was entered into the record: Mark Halstead, 17 Mohawk Path (dated August 11, 2022), Thomas Keefe and Zhuo Yang, 5 Mohawk Path, and Kevin and Anne Brady, 6 Mohawk Path (undated).

On a motion by Mr. Thorn, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was continued until 7:06 p.m. on September 8, 2022.

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EXECUTIVE SESSION

CRG Acquisition, LLC and New Hopping Brook Realty Trust – 555 Hopping Brook Road

Ms. Peatie made a motion to enter into Executive Session under MGL c. 30A, s. 21 Exception 3 (To discuss strategy with respect to litigation). Mr. Thorn seconded with all in favor on a roll call vote. Mr. Santos joined the meeting and the Chairwoman noted that the Board would not be returning to open session before adjourning. No votes were taken.

ADJOURNMENT - The meeting was adjourned at 9:35 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Thorn on a unanimous roll call vote. The next meeting was scheduled for September 8, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner