

**Holliston Planning Board  
Meeting Minutes of September 8, 2022**

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS

**CALL TO ORDER:**

The Chairwoman called the regular meeting to order at 7:15 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 – present  
Scott Ferkler – present  
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 August 18, 2022 as written on a unanimous roll call vote.

2. Subdivision Surety and Project Update: Constitution Village

The issue was tabled until the next meeting on a motion by Mr. Ferkler, seconded by Mr. Thorn on a unanimous roll call vote.

**PUBLIC HEARING:**

**Scenic Road Work Permit**

**Northeast Development Group – 401 Underwood Street**

The Chairwoman opened the public hearing at 7:20 p.m. Peter Bemis of Engineering Design Consultants was present for a portion of the discussion. A new driveway is being proposed on this newly created lot for a single-family residence per the record plan entitled “Proposed Driveway Location, 401 Underwood Street, Holliston, MA 01746” prepared by Engineering Design Consultants, Inc. (dated 8/26/2022). Tree Warden Sean Reese confirmed that the only tree near the street r.o.w. is on private property.

The Chairwoman opened the hearing. The following individuals offered testimony and asked questions: Melissa Deutch of 403 Underwood Street and Lynne Novogrowski of 402 Underwood Street. Both expressed concerns about the existing topography and stormwater management. Ms. Sherman agreed to provide both individuals with information when the land disturbance and stormwater management permit application is received.

On a motion by Mr. Ferkler, seconded by Mr. Santos with all in favor on a unanimous roll call vote, members voted to close the public hearing and issue a generic permit, reinforcing the existing stone wall integrity and need for an access permit from the DPW.

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**CONTINUED PUBLIC HEARING:**

**Special Permit and Site Plan Review**

**Master Paving Corp. and Middlesex Asphalt Services, Inc. – 157 Lowland Street**

The Chairwoman re-opened the hearing and noted receipt of a continuance request from Atty. Michael Khoury (see correspondence dated September 2, 2022).

On a motion by Mr. Santos, seconded by Mr. Ferkler, with a unanimous roll call vote, the public hearing was continued until October 27, 2022 at 7:05 p.m.

**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 at 7:46 p.m. Dan Merrikin, PE of Legacy Engineering, LLC was present to discuss his written response to peer review comments (See correspondence from David Faist, PE of CMG dated August 30, 2022), meeting with Fire Chief Michael Cassidy and subsequent plan revisions (dated August 22, 2022). Mr. Merrikin reviewed the plan amendments, noting proposed abutter deer resistant plantings and 6' vinyl stockade fencing for screening as well as a modular block retaining wall along the #5 Hill Street property.

Members clarified the Scenic Road mitigation for the roadway entrance, including reconstruction of approximately 50' of rubble wall into the roadway flare as well as plantings (six 4" caliper trees at the direction of the Tree Warden). The Chairwoman opened the hearing to the public and no one spoke.

On a motion by Mr. Ferkler, seconded by Mr. Thorn, the three applications (1. Special Permit, 2. Definitive OSRD subdivision and Site Plan Review, and 3. Scenic Road permit) were approved per the draft Certificates of Action as amended through discussion, including the Scenic Road mitigation package per the record plans and discussion. On a motion by Mr. Thorn, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was closed.

**PUBLIC HEARING:**

**Site Plan and Special Permit/Stormwater and Land Disturbance Permit**

**Bartzak PVI, LLC - 0 Bartzak Drive**

The Chairwoman opened the hearing at 8:06 p.m. Present for the applicant were Devin Howe, PE and Patrick Connolly of Beals Assoc. along with Adam Maynard, Alex Toupal and Lucas Faria of Galehead (aka Bartzak PV I, LLC) and Atty. David Berson of S. David White, P.C. Team members gave an overview of the site, indicating the proposed conditions and

Members asked for the following clarifications for the next session:

- Stormwater revisions per peer review, including an opinion from CMG about use of LIDAR
- Town Counsel opinion and presence specifically regarding the Dover Amendment applicability and implications of the Supreme Judicial Court action in June 2022 known as Tracer Lane

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- Planned tree removal inventory
- Clarification of security waiver
- Calculation of carbon offset and energy generation

The Chairwoman opened the meeting to the public. The following individuals spoke and offered questions to be addressed at the next hearing session: Mark Freeman of 7 Indian Circle, Dina Reiss of 52 Mohawk Path, Tom Keefe of 5 Mohawk Path, and Nagapadman Nagarajan of 28 Indian Circle. The following questions were asked: Will trees outside the site be cleared? Will the equipment and layout meet local zoning noise performance standards? Mr. Keefe indicated that in addition to the petition submitted, he would be offering a written statement with video sources. Primary concerns identified were noise (especially pure tone conditions) and general public safety, health and welfare.

On a motion by Mr. Thorn, seconded by Mr. Ferkler, with a unanimous roll call vote, the public hearing was continued until 7:05 p.m. on October 13, 2022.

**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