

Holliston Planning Board
Meeting Minutes of November 3, 2022

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS

2022 NOV 21 AM 11:49

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, 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 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
Scott Ferkler - present
Barbara Peatie - present
Jason Santos - present

Also present was Atty. Brian Winner from Mead, Talerman and Costa, Town Counsel.

GENERAL BUSINESS:

1. Triangle Farms Occupancy – Discussion centered around Condition #18 of the OSRD Definitive Subdivision Certificate of Action and the developer's request for a stop-gap measure 30-year conservation restriction while the state-approved version is developed. Atty. Winner stated that he had received the interim measure from the Conservation Agent just prior to their last meeting but was unable to properly review it for their signature. The Conservation Commission is meeting next on November 15th and is anticipating signature then. The Building Commissioner is satisfied with the timing. Greg Snyder from Elite Homebuilders was present and discussed the interim occupancy of 4 of the dwelling units. On a motion by Ms. Peatie, seconded by Mr. Thorn, members voted to support issuance of occupancy permits for the four units noted (#1, 2, 3 and 6 Rebeca Lane). The roll call vote in favor was unanimous.
2. Hollis Hills Preserve Surety Release – Based on the recommendation of engineering inspector Peter Engle, PE of McClure Engineering and having received as-built drawings of the project infrastructure, members voted to release Walsh Brothers from their \$191,210 lender-based obligation for this Senior Residential Dwelling Development.
3. Constitution Village Surety and Construction Extension – Ms. Sherman indicated that Atty. Conforti Napolitano had requested to keep these two items together and table the discussion until November 17th. She noted that paving had been rescheduled to the week of November 7th.

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CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Paragon Harvest LLC – 91 Kuniholm Drive

The Chairwoman reopened the hearing and explained the hearing format, noting that the applicant will present, followed by questions and concerns by the members and then questions and concerns from the audience. Present for the applicant Paragon Harvest LLC was Michael Ford of Ford Law PC and David Medeiros of DJM Consulting Group (security) along with the Paragon Harvest/Triad Alpha Partners/Growth Industries team comprised of Peter Zagorianakos, Alex Lavin, Joe Barkley, Jay Warner and Raul Valacios to discuss the application for a Special Permit under Zoning By-Law Section III(G)(7) for a Marijuana Establishment (Cultivator and Manufacturer) at 91 Kuniholm Dr. The applicant utilized a PowerPoint presentation to provide an overview of the facility and proposed improvements as well as describe their proposed cannabis grow and manufacturing process. Plan sheets including renderings, floorplans, and proposed signage by Ron Bennett, AIA of R&B Design Architecture dated August 15, 2022 were reviewed.

Mr. Zagorianakos indicated that redevelopment of the site would occur in phases and there is no current design for the Phase II work on the adjacent structure at 551 Concord Street. Phase I would involve approximately 15 employees and the facility would likely see 2-5 deliveries per week. An odor study has been provided by Trinity Consultants (dated July 25, 2022), describing the best management practices to be utilized in each grow room, including negative pressure emissions via carbon filters and an ionization system as well as facility-wide recirculating air with inline ozone generators. Mr. Zagorianakos also described the reverse osmosis water recycling proposed, noting that off-site disposal “wastewater” would occur.

Mr. Lavin clarified proposed hours of operation as Monday – Friday 8 a.m. – 4 p.m. with additional time for growers to provide additional tending should the situation arise. Mr. Medeiros gave an overview of his firm’s background and proposed security measures, including remote video security, exterior gates, designated limited access areas, and vaults for finished products.

The Chairperson opened the hearing to the audience. The following individuals asked questions: Yogesh Athawale of 42 Mohawk Path, (Yong) Victoria Wei of 32 Praying Indian Way and Atul Suri of 18 Praying Indian Way.

Members reviewed outstanding questions and points of clarification, including odor mitigation parameters and hours of operation. A draft Certificate of Action will be prepared and shared with the applicant.

On a motion by Mr. Ferkler, seconded by Mr. Thorn, the public hearing was continued until November 17, 2022 on a unanimous roll call vote.

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CONTINUED PUBLIC HEARING:

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

The Chairwoman reopened the hearing and explained the hearing format, noting that the applicant will present, followed by questions and concerns by the members and then questions and concerns from the audience. Present for the applicant were Devin Howe, PE and Patrick Connolly of Beals Assoc. along with Adam Maynard of Galehead (aka Bartzak PVI, LLC) and Atty. David Berson of S. David White, P.C. Mr. Howe gave an overview of the revised plans, indicating receipt of additional peer review by CMG Engineering. He noted revisions based on further interaction with the Conservation Commission, including a change to the planting mix under the panels and added shrubs within the planting buffer provided to offset impacts of tree removal within the wetland buffer. He gave an overview of the FAQ piece submitted for the record and noted that Oxbow Associates has been engaged to further assess environmental impacts. He added that further input from both the Fire and Police Chiefs will be solicited.

The Chairperson asked for clarification about the applicant's position on applicability of Holliston's Zoning By-Laws with regard to the split Industrial and Agricultural-Residential B zoning districts. Atty. Berson discussed the Dover Amendment. Atty. Winner added that there are open questions in the law and the "reasonable regulation" standard would apply, that is, any decision should be evaluated for its merits based on health, safety and welfare interests. Several outstanding questions from members followed.

The Chairperson opened the hearing to the audience. The following individuals spoke, asked questions and offered testimony: Atul Suri of 18 Praying Indian Way, Tara D'Amato of Praying Indian Way and Mark Freeman of 7 Indian Circle. Additional information was also requested about the inverters and transformer noise and EMF levels.

On a motion by Mr. Ferkler, seconded by Ms. Peatie with all in favor on a roll call vote, the public hearing was continued until January 12, 2013.


CONTINUED PUBLIC HEARING:

**Special Permit and Site Plan Review
Any Fence – 1485 Washington St.**

The Chairwoman reopened the hearing and explained that Atty. Peter Barbieri of Fletcher Tilton has requested a continuance. On a motion by Ms. Peatie, seconded by Mr. Santos, on a unanimous roll call vote, the public hearing was continued until January 12, 2013.

Adjournment - The meeting was adjourned at 8:58 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 November 17, 2022 at 7:00 p.m.

Respectfully submitted,



Karen L. Sherman, Town Planner