

**Holliston Planning Board
Meeting Minutes of December 1, 2022**

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

CALL TO ORDER:

The Chair 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:

Chair Karen Apuzzo-Langton - present
David Thorn – absent
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. Approval of Minutes

On a motion by Ms. Peatie, seconded by Mr. Santos, members agreed to approve the minutes of November 17, 2022 as amended on a roll call vote.

2. Surety Adjustment

Constitution Village (CV) Surety Adjustment – Dale McKinnon, PE, project manager from Guerriere & Halnon, Inc. was present to discuss the proposed surety reduction request for the definitive subdivision. Ms. Sherman gave an overview of the revisions and work accomplished in 2022 since the initiation of the process in June (See Summary Form E's CV 11/25/22 prepared by Mr. MacKinnon with AP Associates Comments). Based on the AP Associates recommendation, Mr. Ferkler made a motion to reduce the overall surety for the project to \$1,136,102 as documented by Mr. McKinnon. Mr. Santos seconded with all in favor on a roll call vote.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Masters Paving Corporation

157-165 Lowland St.

The Chair 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 along with the Applicant Henrique Oliviera of Masters Paving was George Connors of Connorstone Engineering. Mr. Connor gave an overview of the proposed uses and reviewed the general characteristics of the proposed site plan (plan set revised through October 14, 2022), noting that Connorstone had responded to a second civil engineering peer

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review with revisions but there are still outstanding issues. He added that a traffic study had been completed and the traffic engineer was on the call. He added that a noise study had been commissioned but was not complete.

The Chair asked for clarification of correspondence dated May 17, 2022 supplementing the original application, specifically with regard to the proposed uses. Mr. Oliveira clarified that the two paving companies – Masters Paving Corp. and Middlesex Asphalt Services – and their joint venture M&M Estates LLC d/b/a Holliston Asphalt & Concrete, Inc. are proposing to operate on the site. Mr. Oliveira noted that the site has been shuttered since their purchase. Mr. Connors provided a brief summary of the proposed asphalt and concrete recycling processes, noting that the crushing work will be intermittent and will be sub-contracted.

The Chair asked Atty. Winner to weigh in on the issue of assisting the board understand the nature and operational aspects of the proposed uses, especially the proposed accessory “commercial open storage” and “recycling”. Atty. Winner suggested that the members should clearly request the Applicant to provide a narrative addressing the jurisdictional thresholds of each separate use for the members so that they can make the determination of whether the uses are eligible for the requested relief under the zoning by-laws. The Chair clarified the request to the applicant. Mr. Oliveira apologized that his counsel was not able to be on the call because of a conflict.

On a motion by Mr. Santos, seconded by Ms. Peatie with all in favor on a roll call vote, the public hearing was continued until February 2, 2023 at 7:05 p.m.

ADJOURNMENT - The meeting was adjourned at 7:55 p.m. on a motion made by Ms. Peatie and duly seconded by Mr. Santos on a unanimous roll call vote. The next meeting was scheduled for January 12, 2023 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner