

**Holliston Planning Board
Meeting Minutes of March 2, 2023**

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS

2023 MAR 23 PM 2:16

CALL TO ORDER:

The Chair called the regular meeting to order at 7:02 p.m. and read the following statement into the record: 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 – present
Scott Ferkler – present
Barbara Peatie – present
Jason Santos – present

GENERAL BUSINESS:

1. Approval of Minutes

On a motion by Ms. Peatie, seconded by Mr. Thorn, members approved the minutes of February 16, 2023 as amended on a roll call vote.

2. 9 Green Street, Administrative Site Plan Review:

Holliston Facilities Manager James Keast was present along with Al Hanscom, PE of Pare Engineering to continue the Site Plan Review discussion for the proposed parking lot. A brief discussion of the supplemental plan sheet entitled “Photometric Site Calculation” prepared by Pare Engineering and GGD Engineering” followed with Mr. Keast noting that the fixtures match the existing and proposed downtown fixtures and that the LED controllers can adjust glare based on specific impacts. On a motion by Mr. Ferkler, seconded by Mr. Thorn the draft Certificate of Action was approved as written on a unanimous roll call vote.

CONTINUED PUBLIC HEARING:

Definitive OSRD Subdivision

Starr Construction

103 Jennings Road

The Chair reopened the hearing and noted that a draft Certificate of Action had been prepared for consideration based on final peer review correspondence (see CMG letter dated February 22, 2023). Present for the applicant Steve Starr of Starr Construction was Atty. Peter Barbieri of Fletcher Tilton and Dale MacKinnon, PE of Guerriere & Halnon, Inc. Atty. Barbieri asked about the significance of requested waivers, including private ownership and maintenance of both the stormwater BMPs and the roadway itself. There was some discussion about the longevity of granite curbing versus the proposed modified Cape Cod berm and the DPW reluctance to accept O&M on any proprietary stormwater structure. Mr. MacKinnon clarified

**Holliston Planning Board
Meeting Minutes of March 2, 2023**

that a final plan revision date of March 2, 2023 will be utilized, pending receipt of road name approval.

On a motion by Mr. Santos, seconded by Ms. Peatie with all in favor on a roll call vote, the public hearing was closed. On a motion by Mr. Ferkler, seconded by Mr. Thorn with all in favor on a roll call vote, members approved the draft Certificate of Action as amended through discussion (See Special Condition #19 re: Homeowner's Association membership and responsibilities.).

**CONTINUED PUBLIC HEARING:
Special Permit and Site Plan Review
Any Fence**

1485 Washington Street

The Chair reopened the hearing at 7:32 pm and noted that plan revisions dated February 22nd were received without explanation or supplemental narrative in response to question and concerns raised at the prior public hearing session. Present with the Applicant Brian Donahue were Atty. Peter Barbieri of Fletcher Tilton and Eric Wilhelmsen, PE of CDW Consultants. Atty. Barbieri gave an overview of plan revisions and noted that the Conservation Commission public hearing will resume on March 21. Plan revisions have been sent to the Commission's peer review engineer Peter Engle, PE of McClure Engineering and are pending review.

The Chair asked that a summary of changes be provided to the members as well as written responses to previous operational questions and those of abutters.

On a motion by Mr. Santos, seconded by Mr. Thorn with all in favor on a roll call vote, the public hearing was continued until May 4, 2023 at 7:02 p.m.

**PUBLIC HEARING:
Special Permit and Site Plan Review
Casey's**

81 Railroad Street

The Chair opened the hearing, waived reading the hearing notice 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 with the applicant John McCarthy was John Matz of Matz Collaborative Architects, Inc.

Mr. Matz reviewed the record plan sets entitled "The Patio at Casey's, 81 Railroad Street, Holliston, MA 01746" prepared by Matz Collaborative Architects (undated) and "Plot Plan: Casey's Public House, 81 Railroad Street, Holliston, MA" prepared by Alpha Survey Group (dated May 6, 2022) in detail.

Mr. McCarthy added some operational details to the discussion, noting there is no bar outside but the proposed counter layout is more geared to adults than families. He noted the space is not conducive to live entertainment but he would like to install a large-screen television with speakers. He suggested the closing hour of 10 or 11 p.m. for the proposed facility expansion.

**Holliston Planning Board
Meeting Minutes of March 2, 2023**

The issues of smoking and alcohol consumption and understanding their permitting and limitations as well as potential impacts to the town drainage system and Upper Charles Trail will be addressed for the next session. Ms. Sherman agreed to contact the Trails Committee for input.

On a motion by Mr. Ferkler, seconded by Mr. Santos with all in favor on a roll call vote, the public hearing was continued until March 30th at 7:01 p.m.

ADJOURNMENT - The meeting was adjourned at 8:25 p.m. on a motion made by Mr. Santos and duly seconded by Ms. Peatie on a unanimous roll call vote. The next meetings were scheduled for March 16, 30 and April 13 as well as May 4, 11 & 25 and June 8 & 22 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner