

**Holliston Planning Board  
Meeting Minutes of March 16, 2023**

JEFFREY J. GIL  
TOWN CLERK  
HOLLISTON, MASS

**CALL TO ORDER:**

The Chair called the regular meeting to order at 7:06 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. Santos, members approved the minutes of March 2, 2023 as written on a roll call vote.

2. Town Meeting Articles:

- a. Section I-C(3.3) Nonconforming Single and Two Family Residential Structures. Dan Alfred was present to discuss his concerns with the gross floor area “lookback” under these provisions enacted in 2016 with amendments in 2019 and 2022. His August 2022 correspondence was revisited as well as the prior private petition he had filed and agreed to withdraw prior to the October Special Town Meeting. Present to discuss the issue were Building Commissioner Mark Kaferlein and Atty. Brian Winner of Mead, Talerman and Costa. No action was taken.
- b. Section II-B Zoning Map. Ms. Sherman noted that this is a work program “housekeeping” item, converting the existing zoning map to a parcel-based map and integrating the 2017 map changes which were adopted separately. Members agreed to schedule for a 4/13 public hearing if the draft is completed and the legislature acts in a timely fashion to extend the remoted participation provisions of the General Law for advertising purposes.
- c. Tree Protection General By-Law. Ms. Sherman noted that the Select Board is generating a Tree City USA application and a required component is a by-law. Mr. Ahern has indicated that he would appreciate input from the Planning Board prior to printing of the Warrant. A draft will be available within the next week.

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**CONTINUED PUBLIC HEARING:  
Special Permit and Site Plan Review  
Bluewave Energy Storage Project  
600 Central Street**

The Chair reopened the public hearing and explained the hearing format, noting that the applicant will present updates, followed by questions and concerns by the members and then questions and concerns from the audience. The Board's 9:00 p.m. curfew was identified and a proposed agenda for the evening was presented. Present for the applicant was Josh Laricy of Blue Wave along with Atty. Tad Heuer of Foley Hoag, LLP.

The following documents were entered into the record from the Blue Wave team and were the basis of their presentation:

- Correspondence titled "Additional information and Responses", dated March 9, 2023, from Mike Zimmer, Managing Director of Energy Storage, Bluewave Solar.
- The Commonwealth of Massachusetts Office of the Attorney General correspondence (dated March 1, 2023) addressed to Town of Wendell Town Clerk regarding Wendell Annual Town Meeting of June 4, 2022 – Case #10721, Warrant Article # 30 (Zoning).

Atty. Heuer focused on the potential legal implications of the Atty. General action, noting that Holliston's Zoning By-Law does not have any specific health, safety and welfare provisions for Dover-protected uses. Mr. Laricy noted that the design and layout remains the same for the project and the required stormwater soil testing is scheduled to be completed soon so that the design can be confirmed and the peer review can be completed. He added that alternative access longitudinally through the NSTAR parcel to the east onto Central Street has been thwarted by the utility. When asked about noise impacts, Mr. Laricy noted that Epsilon Associates had done ambient measurements and aided in the system's design and proposed mitigation - sound barrier. That information will be provided to the board for the record. Also discussed was proposed fencing with warning signage, vegetative screening and tree removal.

The Chair opened the hearing to the audience. The following documents were entered into the record and the following individuals spoke during the public comment portion of the meeting:

- Article entitled "AG Treatment of Zoning Bylaws of Solar Energy and Battery Storage Systems since Tracer Lane" from Atty. Bryan Bertram on behalf of the Olde Oaks HOA,
- Correspondence from the following abutters and residents: Bill Slack of 57 Pilgrim Rd (dated February 3, 2023), Sean O'Neill of 38 Pilgrim Rd (dated March 5, 2023) and Alison Quinan of 37 Pilgrim Rd (dated March 14, 2023) and Nancy Hines of 106 Donna Rd (dated January 25, 2023).
- Atty. Bryan Bertam of Miyeres and Harrington, LLP on behalf of the Olde Oaks HOA, Alison Quinan of 37 Pilgrim Road, and Ben McDonald of 19 Pilgrim Road.

Atty. Bertram suggested that the members focus their attention of hazardous response planning, air emissions and emergency response documents. Additional questions focused on the flood-prone site, the unique noise generation and topography of the site and hazardous outdoor storage.

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 7:03 p.m.

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**CONTINUED PUBLIC HEARING:  
Special Permit and Site Plan Review  
Bartzak Solar  
103 Bartzak Drive**

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 Adam Maynard and Kyle Murphy of Galehead/Bartzak PV I, LLC was Atty. David Berson as well as Devin Howe, PE and Bryan Sutherlin of Beals Associates and Bradley Dunkin, Associate Principal Consultant of Cavanaugh Tocci.

The following documents were entered into the record and were the basis of the team's presentations coordinated by Mr. Howe:

- Correspondence titled "MGL 40A Section 3 – Solar Bartzak PV I, LLC ("Applicant") 0 Bartzak Drive (the "Property") from David Berson, Attorney (dated March 8, 2023).
- Correspondence titled "Submittal Items to Planning Board: Bartzak Drive Solar Project", from Bryan Sutherlin of Beals Associates, Inc. (dated March 9, 2023) with the following attachments
  - a. Revised design plan, 0 Bartzak Drive, Holliston, revised 12/19/22.
  - b. Sungrow SG125HV, string Inverter for 1500 Vdc System.
  - c. Correspondence between Karen Sherman and Lucas Faria of Galehead Developers, dated May 17, 2021.
- Correspondence titled "Responses to Hearing #4 Questions/Comments 0 Bartzak Drive" from Patrick Connolly, Beals Associates, Inc. (dated March 8, 2023).
- Correspondence titled "Environmental Sound Evaluation" from Bradley Dunkin, Associate Principal Consultant of Cavanaugh Tocci (dated March 8, 2023).

Mr. Howe and Mr. Dunkin both provided a PowerPoint presentation, including an overview of the requested waivers and mitigation. Mr. Howe provided a status of the design, noting that the Conservation Commission public hearing is out until April. Members expressed an interest in utilizing the provisions of MGL c. 44, s. 53G to peer review the environmental Sound Evaluation. Ms. Sherman was directed to develop a scope of services and seek out peer review services.

The Chair opened the hearing to the audience. The following documents were entered into the record and the following individuals spoke during the public comment portion of the meeting:

- Memorandum of Law, prepared for Tom Keefe, 5 Mohawk Path, Holliston, by Daniel C. Hill, Esq. (dated March 9, 2023).
- Correspondence from the following abutters and residents: Melissa Halstead of, 17 Mohawk Path (dated January 11, 2023) and Thomas Gilbert of 105 Bullard St. dated January 17, 2023
- Tom Keefe of 5 Mohawk Path, Atty. Dan Hill of Hill Law on behalf of Tom Keefe, and Sean O'Neill of Pilgrim Road.

On a motion by Mr. Thorn, seconded by Ms. Peatie with all in favor on a roll call vote, the public hearing was continued until June 8, 2023 at 7:02 p.m.

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**ADJOURNMENT** - The meeting was adjourned at 8:59 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 30 and April 13 as well as May 4 & 25 and June 8 & 22 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner