

**Holliston Planning Board  
Meeting Minutes of May 4, 2023**

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MA 01930

**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 Governor's action on March 29, 2023 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

Also sitting with the board was Atty. Brian Winner of Mead, Talerman & Costa (Town Counsel).

**GENERAL BUSINESS:**

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Mr. Thorn, members approved the minutes of April 13, 2023 as written on a roll call vote. Mr. Santos abstained as he was not present.

2. 465 Hopping Brook Road – Site Plan Amendment:

Joe Kyle of Ma Design was present for PharmaCann to discuss a site plan amendment involving the existing loading dock and dumpster location. The company is proposing installation of an 8' x 23' self-contained auger compactor (Ramjet ASC-210) in place of the existing unit. The compactor will be locked for security purposes and is being used for waste plant and growing materials. PharmaCann/Pharmacannis Massachusetts, Inc. d/b/a Verilife is currently licensed only for cultivation and production as a Medical Marijuana Treatment Facility. The supplemental plan is entitled "PharmaCann Holliston, MA – Phase I" prepared by ma design (dated February 20, 2023).

On a motion by Mr. Ferkler, seconded by Mr. Thorn, members voted to accept the amendments as presented. The roll call vote in favor was unanimous.

3. ZBA recommendation - 1483 Washington Street (Multi-family):

After considerable discussion with the applicant, Che Patel, members chose not to make a written recommendation to the Zoning Board their pending hearing. Members discussed the need for multi-family rental units as well as the trade-offs in losing Industrial land for residential purposes.

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**4. Town Meeting Article - Tree By-Law Review:**

Ms. Sherman and Atty. Winner discussed proposed Article 29: Tree Protection & Preservation By-Law which the Select Board has sponsored for the Annual Town Meeting Warrant. A tree by-law is a required component of a town's "Tree City USA" application and the primary goal of the by-law is to regulate town-owned trees. In addition, the Land Disturbance By-Law thresholds and exemption have been included on private property. Regulations will need to be promulgated to establish regulatory requirements and mitigation standards.

**CONTINUED PUBLIC HEARING:  
Special Permit and Site Plan Review  
Casey's Public House  
81 Railroad Street**

The Chair reopened the public hearing at 7:13 p.m. and noted correspondence dated April 27, 2023 from John Matz of Matz Collaborative Architects requesting that the Planning Board withdraw the application without prejudice.

On a motion by Ms. Peatie, seconded by Mr. Thorn, with all in favor on a roll call vote, the public hearing was closed and the application was withdrawn without prejudice.

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

**1485 Washington Street**

The Chair reopened the hearing at 8:05 p.m. and explained the public hearing format, noting that the applicant's team will present information including an overview, followed by questions and concerns by the members and then questions and concerns from the audience. Present with the Applicant Brian Donahue were Atty. Peter Barbieri of Fletcher Tilton, Laura Notman of Matz Collaborative Architects and Eric Wilhelmsen, PE of CDW Consultants.

The following documents were entered into the record and were the basis of ongoing discussion:

- Correspondence entitled "Notice of Intent- Any Fence Co., 1485 Washington Street, Holliston, Ma, DEP File#: CE 185-0931" from CDW Consultants (dated March 28, 2023)
- Correspondence entitled "Peer Review Notice of Intent Stormwater Management Design- 1485 Washington Street, Holliston, Ma, " from McClure Engineering, Inc. (dated April 4, 2023)
- Correspondence entitled "Peer Review Notice of Intent Stormwater Management Design- 1485 Washington Street, Holliston, Ma, " from McClure Engineering, Inc. (dated March 20, 2023)
- Correspondence entitled "Response to Comments" from Atty. Peter Barbieri (dated April 27, 2023)

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- Site Plans from CDW Consultants Inc. entitled “1485 Washington Street”(dated 8/2/22 with revisions through 3/27/2023)

The Chair opened the floor to the audience. The following individual spoke: Michael Curley of 1467 Washington Street. He raised the issues of routine overnight deliveries, routine late night work, rooftop storage, detailing on Sundays and strong odors from the detailing operation. He also noted recent installation of a spotlight that is impactful on his property.

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 May 25, 2023 at 7:01 p.m. Atty. Winner and Ms. Sherman will work with Atty. Barbieri on a draft decision for the board’s consideration.

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

The Chair reopened the hearing at 8:05 p.m. and explained the public hearing format, noting that the applicant’s team will present information including an overview, followed by questions and concerns by the members and then questions and concerns from the audience. Present for the applicant was Josh Lariscy of Blue Wave along with Atty. Tad Heuer of Foley Hoag, LLP, Tracy Sudholter, PE of TRC and Nick Warner of Energy Safety Response Group.

Josh Lariscy presented updated materials. He noted that the highlights of the planned revisions include smaller footprint, shorter access road, reduced need for stormwater management and increased ability to provide screening from the residential abutters. The following documents were entered into the record and were the basis of ongoing discussion:

- Correspondence entitled “600 Central Street BESS Project: Updated Materials”, from Josh Lariscy, (dated April 27, 2023)
- Correspondence entitled “600 Central Street BESS Project –Additional Information and Responses”, from Josh Lariscy, (dated April 27, 2023)
- Plans from TRC entitled “Bluewave Solar Working Copy”(dated April 2023)
- Emergency Response Plan , “Holliston 600 Central Street Energy Storage Facility Rev 0” from ESRG (dated April 25,2023)
- Test Report, “Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems” from intertek (dated August 31, 2022)
- Data & Specifications Noishield Sound Barriers, iac acoustics
- Representative Vegetative Planting Mix

Mr. Lariscy agreed to provide a graphic overlaid on the existing site plan of the “old” and “new” designs for comparison. Mr. Warner provided some detail about the system and the associated and planned for risks, including explosion protection and fire suppression. It was noted that Chief Cassidy was approached about the planned system. Mr. Lariscy noted that a noise analysis had been completed by Epsilon Associates but did not meet the filing deadline.

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The Chair opened the floor to the audience. In addition to the following correspondence received and entered into the public hearing record, the following individuals spoke:

**A. Correspondence**

- Correspondence from Christopher Flanagan, OOHA President, 81 Pilgrim Road (dated April 6, 2023)
- Correspondence from Christopher & Anna Flanagan, 81 Pilgrim Road (dated October 6, 2022)
- Correspondence from Alison Quinan, 37 Pilgrim Road (dated May 2, 2023)
- Correspondence from Jessica & Jason Miller, 631 Central Street (dated May 3, 2023)
- Correspondence from Anne Byers, 654 Central Street (dated May 3, 2023)
- Correspondence from Gurdish & Harminder Johal, 4 Pilgrim Road (dated May 3, 2023)
- Correspondence from Kevin & Samantha Secaur, 46 Pilgrim Road (dated May 3, 2023)
- Correspondence from Kristen O'Neill, 38 Pilgrim Road (dated May 1, 2023)
- Correspondence from Julie Ciollo, 54 Pilgrim Road (dated May 4, 2023)
- Correspondence from Marcie & John Randall, 87 Pilgrim Road (dated May 3, 2023)
- Correspondence from Chris Cummins, 71 Pilgrim Road (dated May 5, 2023)
- Correspondence from Scott & Carolyn Stanwood, 82 Pilgrim Road (dated May 5, 2023)
- Correspondence from Brian Raymer, 3 Pilgrim Road (dated May 1, 2023)
- Correspondence from Tanya Bureau, 29 Pilgrim Road (dated April 30, 2023)
- Correspondence from Nicholas & Kelly Rutberg, 74 Pilgrim Road (dated May 1, 2023)
- Correspondence from Anita Kite, 60 Pilgrim Road (dated May 1, 2023)
- Correspondence from Brian & Meredith McShane, 47 Pilgrim Road (dated May 4, 2023)
- Correspondence from Lisa Kaplan, 72 Norfolk Street (dated May 4, 2023)
- Correspondence from Joseph, Alison, Sarah, & Jocelyn Quinan, 37 Pilgrim Road (dated May 2, 2023), with attachments "Massachusetts Storm Water Handbook" and ""Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island"

**B. Public Comment**

- Joe Quinan of 37 Pilgrim Road
- Chris Flanagan of 81 Pilgrim Road
- Atty. Brian Bertram of Miyares & Harrington, LLP
- Bill Slack of 57 Pilgrim Road
- Nick Rutberg of 74 Pilgrim Road

Mr. Thorn made a motion to continue the public hearing to July 13, 2023 at 7:04 p.m. Mr. Ferkler seconded with all in favor on a roll call vote.

**ADJOURNMENT** - The meeting was adjourned at 9:45 p.m. on a motion made by Ms. Peatie and duly seconded by Mr. Ferkler on a unanimous roll call vote. The next meetings were scheduled for May 25, June 8 & 22, and July 13 at 7 p.m.

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Respectfully submitted,

Karen L. Sherman, Town Planner