

**Holliston Planning Board  
Meeting Minutes of May 25, 2023**

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS.

2023 JUN 11 PM 8:15

**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  
Barbara Peatie – present  
Jason Santos – present  
Scott Ferkler – absent

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 Ms. Peatie, seconded by Mr. Santos, members approved the minutes of May 4, 2023 as written on a roll call vote

**CONTINUED PUBLIC HEARING:**

**Special Permit and Site Plan Review**

**Masters Paving Corp. and Middlesex Asphalt Services, Ins.**

**157-165 Lowland Street**

The Chair reopened the hearing at 7:05 p.m. and noted a request for continuance from Atty. Luke Legere of McGregor and Legere. Atty. Legere was present and introduced himself as new counsel for the applicants.

Mr. Santos made a motion to continue the public hearing to August 31, 2023 at 7:01 p.m. Mr. Thorn seconded with all in favor on a roll call vote.

**CONTINUED PUBLIC HEARING:**

**Special Permit and Site Plan Review**

**Any Fence**

**1485 Washington Street**

The Chair reopened the hearing at 7:05 p.m. and explained that members had received a draft Certificate of Action but there are some outstanding stumbling blocks, especially with regard to

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circulation and deliveries. Additionally, the Chair noted Mr. Ferkler's absence and the need for a supermajority vote on the Special Permit application.

In addition to the draft Certificate of Action, the following documents were entered into the record and were the basis of ongoing discussion:

- Correspondence from Bob Naughton, 66 Oak Street, dated May 18, 2023.

Present with the Applicant Brian Donahue was Atty. Peter Barbieri of Fletcher Tilton. Atty. Barbieri agreed to a continuance. Atty. Winner suggested that he reach out to Atty. Barbieri with regards to outstanding issues.

On a motion by Mr. Santos, seconded by Ms. Peatie, with all in favor on a roll call vote, the public hearing was continued to June 8, 2023 at 7:01 p.m.

**PUBLIC HEARING:  
Definitive Subdivision Plan  
Beaver Brook Farm  
734 Adams Street**

The Chair opened the hearing at 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 applicants Yvonne and Dennis Ferreira of Beaver Brook Farm was Robert Truax, PE of GLM Engineering Consultants, Inc.

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

- Form C – Application for Approval of a Definitive Subdivision Plan received March 9, 2023.
- Definitive Subdivision plan set prepared by GLM Engineering Consultants, Inc. entitled "Beaver Brook Farm" (dated March 6, 2023).
- Correspondence from Conservation Agent Ryan Clapp dated May 16, 2023.

Mr. Truax gave an overview of the 33.95 acre working horse farm site, noting the location of the two existing dwellings as well as the existing paddocks, barn, riding arena and proposed open space. The proposed open space donation to the Town of Holliston is 16.9 acres, adjacent to existing open space. He noted that the Conservation Commission members had completed a site visit and have begun regulatory review of the project. Peer review of the stormwater system by Peter Engle, PE of McClure Engineering is pending. Waiver requests include Cape Cod berm in place of vertical granite curbing.

Dennis Ferreira spoke about the couple's intention to live on the property in the rear dwelling unit and maintain the farm for the near future. The preferred scenario is shown on sheet 4 of 13. This scenario would allow sale of the existing dwelling on Lot 1 and layout of the new road in order to provide frontage for the denoted on the 10.4 acre Parcel C.

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The following individuals asked questions and expressed support for the application:

- Richard Sohn of 706 Adams Street
- Keith Carlton of 664 Adams Street
- Matteo D'Anello of 684 Adams Street

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

**ADJOURNMENT** - The meeting was adjourned at 7:55 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Thorn on a unanimous roll call vote. The next meetings were scheduled for June 8 & 22, July 13, and August 10 and 31 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner