

**Holliston Planning Board
Meeting Minutes of June 8, 2023**

OFFICE OF
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 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. Santos, seconded by Ms. Peatie, members approved the minutes of May 25, 2023 as written on a roll call vote. Mr. Ferkler abstained as he was not present.

2. Reorganization

- a. Chair: Mr. Thorn nominated Mrs. Apuzzo Langton as Chair. Ms. Peatie seconded. Mrs. Apuzzo Langton accepted the nomination. There were no other nominations.
- b. Vice Chair: Mrs. Apuzzo Langton nominated Mr. Thorn as Vice Chair. Mr. Santos seconded. Mr. Thorn accepted the nomination. There were no other nominations.
- c. Clerk: Mrs. Apuzzo Langton nominated Ms. Peatie as Clerk. Mr. Ferkler seconded. Ms. Peatie accepted the nomination. There were no other nominations.

Mr. Santos made a motion to approve the leadership slate as noted above. 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 7:16 p.m. and noted that the applicant's attorney had requested a continuance and the request was entered into the record. On a motion by Mr. Santos, seconded by Mr. Ferkler, the public hearing was continued to August 31, 2023 at 7:01 p.m. The roll call vote in favor was unanimous.

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**CONTINUED PUBLIC HEARING:
Special Permit and Site Plan Review
Bartzak PV I, LLC (aka 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 Lucas Faria of Galehead/Bartzak PV I, LLC was Atty. David Berson as well as Devin Howe, PE 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 ongoing discussion:

- Environmental sound Evaluation from Cavanaugh Tocci, dated June 1, 2023.
- Peer review of noise study from HMMH, dated June 1, 2023.

Both Mr. Dunkin of Cavanaugh Tocci and Chris Menge of HMMH were present and discussed their findings and the project in detail.

Additionally, entered into the record and raising questions and concerns about the project were the following:

- Correspondence from Thomas Keefe and Zhuo Yang, 5 Mohawk Path, dated March 9, 2023.
- Thomas Keefe of 5 Mohawk Path
- Atty. Daniel Hill on behalf of Mr. Keefe and other abutters
- Mark Freeman of 7 Indian Circle

Mr. Santos made a motion to continue the public hearing to September 14, 2023 at 7:01 p.m. Mr. Thorn seconded with all in favor on a roll call vote.

**PUBLIC HEARING:
Definitive Subdivision
Bent Mountain
120 Goulding Street**

The Chair opened the hearing at 8:15 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 Diana Harrington was Joyce Hastings, PLS of GLM.

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 April 26, 2023.
- Definitive Subdivision plan entitled "Bent Mountain" dated April 21, 2023.

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Ms. Hastings gave an overview of the site, noting that the existing dwelling was constructed in 1937 and several divisions of the parcel have occurred, notably in 1970 (senior center) and 1993 (4 frontage lots and establishment of access and utility easement shown). She noted that two dwellings have existed on the parcel throughout its history. She emphasized that no increase in density is proposed and no physical improvements are proposed. She noted that a homeowner's association (HOA) exists for the existing driveway with the owner of 120 Goulding having controlling interest. She noted that the Zoning Board of Appeals had issued a dimensional variance for the 120A parcel with regard to front and side yard setback with conditions (i.e. No further subdivision and limited to single-family use). The area and frontage are compliant.

Asking questions and expressing concerns about the proposal were the following individuals:

- Dave Allen of 140 Goulding Street
- Jeff and Zakiah Baudisch of 110 Goulding Street
- Dana and Lou Haberman of 128 Goulding Street

Members agreed to organize a site visit coordinated through Ms. Sherman. Ms. Sherman noted that she had discussed the matter with Atty. Talerman and additional review of the HOA was suggested.

Mr. Thorn made a motion to continue the public hearing to July 13, 2023 at 7:02 p.m. Ms. Peatie seconded with all in favor on a roll call vote.

ADJOURNMENT - The meeting was adjourned at 8:48 p.m. on a motion made by Mr. Thorn and duly seconded by Mr. Santos on a unanimous roll call vote. The next meetings were scheduled for June 22, July 13, August 31, September 14 and 28 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner