

Holliston Planning Board
Meeting Minutes of June 22, 2023

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS

CALL TO ORDER:

The Chair called the regular meeting to order at 7:07 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
Barbara Peatie – present
Jason Santos – present
Scott Ferkler – present
David Thorn – absent

Also sitting with the board was Atty. Jay Talerman 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 June 8, 2023 as written on a roll call vote.

2. Extension and Status Update Constitution Village

Atty. Angela Conforti-Napolitano was present for FRE Development and Constitution Village, LLC to discuss her written request for extension through the 2023 construction season dated June 15, 2023. She noted that the project is on track for completion as curbing install, sidewalk completion and final paving should be wrapping up in June with finishing touches and cleaning to occur later in the summer. She did note that she and Guerriere & Halnon staff have been working on the streetlighting issue as the Town's purchase of streetlights townwide has led to National Grid policy changes with regard to install responsibilities. On a motion by Mr. Ferkler, seconded by Ms. Peatie, members unanimously agreed to extend the construction deadline for the project until November 30, 2023 on a roll call vote.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

CRG Acquisition LLC

555 Hopping Brook Road

The Chair reopened the hearing at 7:16 p.m. and explained the public hearing format, noting that questions and concerns from the audience will begin the discussion as a carryover from the last session and then the applicant's team will present information including an overview,

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followed by questions and concerns by the members. She noted that the Town's peer review consultants were present for comments as well. Present for the Applicant was the team of CRG Sr. V.P. Frank Petkunas, Atty. Richard "Chip" Nysten of Lynch, DeSimone & Nysten, LLP, Peter Bemis of Engineering Design Consultants and Scott Thorton, PE of Vanasse & Associates, Inc.

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

- David Bastille, 136 Rockland Street
- Raquel and Mark Nelson, 1 Fisher Street
- Eileen and Gene Muller, 76 Courtland Street
- Gene Muller, 76 Courtland Street
- Scott, Ann, Conor, and Emma Brady, 209 Courtland Street
- Carmen Bedell, 28 Piedmont Drive
- Sandra Willette, 27 Piedmont Drive
- Mary Foniri, 3 Piedmont Drive
- Janis Klein, 48 Piedmont Drive
- Mary and Ron Whinnem, 46 Piedmont Drive
- Pauline Santino, 37 Piedmont Drive
- Diana Pedersen, 43 Piedmont Drive
- Charlene Murphy, 41 Piedmont Drive
- Judy and John MacPhee, 49 Balancing Rock Drive
- Christopher and Margaret Lee, 35 Balancing Rock Drive
- Karl Adelman, 46 South Street
- Suzanne Adelman, 46 South Street
- Deborah Gleason, 429 South Street
- Kathleen Ackerman, 417 South Street
- Maria Cortez, 1796 Washington Street
- Lauren, Matt, Jack, and George Sooy, 1845 Washington Street
- Charles Metchear, 1894 Washington Street
- Helen Dana, 58 Jackson Drive
- Alice Valle, 54 Jackson Drive
- Allan and Deb Osborne, 39 Jackson Drive
- Andrew Krim, 6 Jackson Drive
- Frances Patterson, 100 Monroe Drive
- Tim Sheehan, 5 Olde Surrey Lane, Medway
- Elizabeth Adams, 983 Washington Street
- Chris and John Luczkow Jr, 306 Washington Street
- Mary Greendale, 198 Highland Street
- James Arena-DeRosa, 9 Mechanic Street
- James Pizzi, 37 Quincy Place
- Laurie and John Markoff, 280 Marked Tree Road
- Jacqueline Barillet, 173 Union Street

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- Laura Matz, 65 Bayberry Lane
- Cecilia and Paul LeBeau, 147 Karen Circle
- Sharon Thornton, 107 Meadowbrook Lane
- William Byers, 654 Central Street
- Steven Durning, 32 Railroad Street
- Dawn Durning-Hammond, 32 Railroad Street
- Chryso Lawless, 23 Pinecrest Road
- Bonnie Kozubal, 19 Partridge Way
- John Chapin, 72 Elm Street
- Carol Holly, 78 Briarcliff
- Bradley Lucas, 15 Kingsbury Drive
- Sue Leavey, 72 Elm Street
- Georganna Woods, 55 Grove Street
- Concerned Citizens of Holliston (unsigned), dated June 15, 2023

B. Public Comment

- Barbara Ryan, 14 Irving Place
- Eileen Muller, 76 Courtland Street
- Janet Sheehan, 5 Olde Surrey Lane, Medway
- Joe Mastrangelo, 84 Dunster Road
- John DeLoge, 957 Washington Street
- Benjamin Keehn, 15 Prospect Street
- Rita Bell, 37 Locust Street
- Suzanne Adelman, 46 South Street
- Joe Darnell, 449 Chamberlain Street
- Steve McElhinney, 12 Carriage House Way, Medway
- Jamie Ring, 427 Prentice Street
- Dawn Hammond, 32 Railroad Street
- Jeremy Power, 22 Fischer Street
- Anne Lindsay, 170 Adams Street

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

Supplemental Application Materials

- Correspondence dated June 15, 2023 from Frank Petkunis, Senior Vice President/Partner-Northeast Region CRG in response to questions from the April 13, 2023 Holliston Planning Board meeting.
- Correspondence from Walter Lewinski, P.E. Engineering Design Consultants, Inc., dated June 13, 2023 titled 555 Hopping Brook Road, Holliston, Ma. EDC Job No. 3780.
- Document titled Stage-Area Storage 10P and 30P. Prepared by Engineering Design Consultants Inc., dated January 24, 2023
- Holliston Board of Health – Disposal System Construction Permit No. 8801
- Document prepared by Engineering Design Consultants titled Stormwater Operation Maintenance and Pollution Prevention Plan, dated June 6, 2023.

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- Document titled “Contech Unit Oil Storage Capacity” prepared by Jim Lyons, Stormwater Consultant, Contech Engineered Solutions, LLC, undated.
- Abutter and Site Perspective Illustrations prepared by CRG, undated.
- Stormwater Hydraulic Grade Line Profiles, dated June 14, 2023.
- Interior Landscape Calculation, Engineering Design Consultants, dated June 6, 2023.
- Engineering Design Consultants 465 Hopping Brook Site Plan PharmaCann, dated December 7, 2017.
- 555 Hopping Brook Building Height Exhibit, prepared by Engineering Design Consultants, dated June 6, 2023.
- Alternative Maximum Parking Exhibit, prepared by Engineering Design Consultants, dated September 1, 2022, revised January 24, 2023 and June 6, 2023.
- Cut and Fill Exhibit prepared by Engineering Design Consultants, dated September 1, 2022, revised January 24, 2023 and June 6, 2023.
- Correspondence from Peter Bemis dated June 13, 2023, titled 555 Hopping Brook Road, Holliston, Ma. EDC Job No. 3780, for a proposed slope waiver.
- Document titled Stormwater Checklist Standard #5 Restated.
- Powerpoint document titled Traffic Study Overview, prepared by Vanasse and Associates, dated November 2022.
- Document titled 555 Hopping Brook Road, a Modification of the Definitive Site Plan in Holliston, Ma., by CRG Acquisition, LLC, dated September 1, 2022, revised 1/24/2023 and 6/6/2023

Supplemental Peer Review Correspondence

- Correspondence from David Faist, PE and Robert Lussier, Project Engineer CMG, dated May 31, 2023, titled Site Plan, Zoning, & Stormwater Design Engineering Peer Review #2.

Peter Bemis of Engineering Design Consultants and Atty. Chip Nylen provided an overview of the site and proposed development as well as the mitigation package. A comparison of the prior proposal was included in the discussion. A clarification was provided for the proposed slope waiver.

Peer Reviewers Christopher Menge of HMMH and Rob Lussier, EMT of CMG Engineering gave an overview of their review comments and the applicant’s methodology, including proposed mitigation. Mr. Lussier noted that CMG had not issued a response letter to the supplemental materials received in the last several weeks. He highlighted a few remaining issues. Traffic peer reviewer Bob Michaud of MDM was not present and Mr. Thornton left the meeting.

Mr. Bemis noted that he was confident that further adjustments to the design were possible as well as additional traffic mitigation to respond to resident’s concerns. Atty. Nylen provided some closing remarks.

After some discussion clarifying that there were no additional requests for information, Mr. Ferkler made a motion to close the public hearing. Ms. Peatie seconded with all in favor on a roll call vote.

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ADJOURNMENT - The meeting was adjourned at 9:18 p.m. on a motion made by Mr. Ferkler and duly seconded by Ms. Peatie on a unanimous roll call vote. The next meetings were scheduled for July 13, August 31, and September 14 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner