

**Holliston Planning Board  
Meeting Minutes of July 13, 2023**

**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  
David Thorn – present  
Barbara Peatie – present  
Jason Santos – present  
Scott Ferkler – 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 Ms. Peatie, seconded by Mr. Santos, members approved the minutes of June 22, 2023 as amended on a roll call vote.

2. Approval Not Required Subdivision

Present for the applicant Murch Prentice Realty Trust, Thomas Murch, Jr. was Rob Truax, PE of GLM Engineering Consultants, Inc. The plan dated June 27, 2023 shows re-division of a parcel of land off Prentice Street and Bonney Drive, including a 7.75 acre parcel labeled "Not to be considered a buildable lot". Mr. Truax indicated that the Bonney Drive parcel will be the subject of a definitive subdivision to be filed in the short-term. On a motion by Mr. Ferkler, seconded by Mr. Santos, members authorized Ms. Sherman to sign the plan on behalf of the board. The roll call vote in favor was unanimous.

3. White Pine Estates Field Changes

On a motion by Mr. Ferkler, members approved the requested field change to allow the use of sloped granite curb on the inside of the cul-de-sac as supported by the DPW (See correspondence from Stephen O'Leary of O'Leary Builders, Inc dated July 5, 2023.). Mr. Santos seconded with all in favor on a roll call vote.

4. 555 Hopping Brook Road Deliberations

The members of the Board will review all public hearing materials and each member will email their observations, questions, and concerns to Ms. Sherman and Atty. Winner no later than July 20th. Notes will be will compiled into a framework for deliberation session on

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August 31st. If no decision is rendered that evening, the Board will need to act at its September 14th meeting, approximately one week before the 90-day deliberation deadline.

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

The Chair reopened the hearing and noted that the Applicant had requested a continuance through correspondence from Bluewave Project Development Director, Josh Lariscy. On a motion made by Mr. Thorn, seconded by Ms. Peatie with all in favor on a roll call vote, the public hearing was continued until September 28, 2023 at 7:05 p.m.

The following documents were entered into the record:

- Correspondence Michael Zimmer, Managing Director of Energy Storage, Bluewave, titled 600 Central Street Proposed BESS Project - Updated Narrative and Submittal, dated June 23, 2023.
- Plans titled BWC Bogastow Brook BESS Project, Proposed Battery Energy Storage System, Central Street, Holliston, Middlesex County, Ma generated by TRC, dated June 2023
- Energy Policy 175, Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six US states.
- Modeled Project-Only Sound Levels Compared to Nighttime Ambient Sound Levels – Restricted and Unrestricted.
- Correspondence titled Holliston Zoning with Respect to Battery Energy Storage Systems, from Tad Heuer, dated June 16, 2023.
- Modeling Locations.
- Final Report, Considerations for ESS Fire Safety, Consolidated Edison and NYSEDA New York, NY, Rev.4, dated February 9, 2017.
- Quantitative Risk Analysis for Battery Energy Storage Sites, Revision 02, dated May 17, 2019.
- Test Report ANSI/CAN/UL 9540A:2019, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems, dated August 31, 2022.

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

The Chair reopened the hearing and noted that the Applicant has requested a continuance through correspondence from Joyce Hastings, PLS of GLM Engineering Consultants, Inc On a motion made by Mr. Thorn, seconded by Mr. Ferkler with all in favor on a roll call vote, the public hearing was continued until September 14, 2023 at 7:00 p.m.

The following documents were entered into the record:

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A. Supplemental Application Materials

- Correspondence from Peter Barbieri, Esq, Fletcher Tilton PC, titled 120 Goulding Street (Lot 1R), dated June 7, 2023.

B. Correspondence

- Correspondence from David and Melinda Allen, 140 Goulding Street, dated June 6, 2023.

**CONTINUED PUBLIC HEARING:**

**Definitive Subdivision Plan**

**Beaver Brook Farm**

**734 Adams Street**

The Chair reopened the hearing at 7:49 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 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:

- Plans titled Definitive "Open Space Subdivision 'Beaver Brook Farm', a 7 Lot Single Family Residential Subdivision Holliston, Ma" (Dated March 6, 2023 with revisions through June 29, 2023).
- Correspondence from Peter Engle, PE, McClure Engineering, Inc, Engineering Peer Review of Proposed Open Space Residential Subdivision, 734 Adams Street, Holliston, Ma, dated June 6, 2023.
- Correspondence from Robert Truax, PE, GLM Engineering Consultants, Inc. re: Waivers for Definitive Subdivision Plan Beaver Brook Farm, Holliston, Ma, dated June 30, 2023.
- WPA Form 3 - Notice of Intent, 734 Adams Street, Holliston, Ma.

Mr. Truax gave an update on the status of the ongoing review and plan revisions. He noted that the Conservation Commission had met again on the project but the public hearing remains open. A second iteration of peer review comments had been received from McClure Engineering dated July 6, 2023 and very few revisions are needed to address the remaining concerns. He asked that the members weigh in on the requested subdivision regulation waivers so that he could finalize the plan revisions. Members discussed the proposal for Cape Cod berm versus vertical granite curbing as well as modifications to some of the drainage pipe and cover and centerline radius at the southern side of the Adams Street.

Mr. Ferkler made a motion to continue the public hearing until September 28, 2023 at 7:02 p.m. Mr. Thorn seconded with all in favor on a roll call vote.

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**ADJOURNMENT** - The meeting was adjourned at 8:09 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 August 31th and September 14th & 28th at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner