

**Holliston Planning Board**  
**Meeting Minutes of August 31, 2023**

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS

**CALL TO ORDER:**

The Chair called the regular meeting to order at 6:30 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 were Attys. Jay Talerman and Brian Winner of Mead, Talerman & Costa (Town Counsel).

**GENERAL BUSINESS:**

1. 555 Hopping Brook Road Deliberations – Members reviewed a draft decision document (Certificate of Action) for the three pending applications for CRG Acquisition, LLC, 555 Hopping Brook Road (dated August 25, 2023). Beginning at Page 8, members reviewed and discussed findings. Atty. Talerman noted recent addition of an amended paragraph regarding the proposed slope waiver (Section 7.4.2(E)(8)). Some alterations were proposed for the general findings on Page 10.

**Special Permit** – On a motion by Mr. Santos, seconded by Ms. Peatie, with all in favor on a roll call vote, members voted to deny the application based on the draft decision as revised through discussion.

**Site Plan Review** – On a motion by Mr. Thorn, seconded by Mr. Santos, with all in favor on a roll call vote, members voted to deny the application based on the draft decision as revised through discussion.

**Stormwater Management and Land Disturbance and Permit** – On a motion by Mr. Ferkler, seconded by Mr. Santos, with all in favor on a roll call vote, members voted to deny the application based on the draft decision as revision through discussion.

2. Site Plan Review /Stormwater and Land Disturbance - Permit Extension 150 and 280 Marshall Street  
On a motion by Mr. Ferkler, seconded by Mr. Thorn, members voted to extend the Certificate of Action until August 12, 2025. The roll call vote in favor was unanimous.

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**CONTINUED PUBLIC HEARING:  
Special Permit and Site Plan Review  
Masters Paving Corp. and Middlesex Asphalt Services, Inc.  
600 Central Street**

The Chair reopened the hearing at 7:20 p.m. Present for the applicants Masters Paving Corp. and Middlesex Asphalt Services, Inc. were Atty. Luke Legere of McGregor, Legere and Stevens Attorneys at Law, PC along with George Connors of Connorstone Engineering, Greg Tocci of Cavanaugh Tocci, and Melissa Restrepo of Howard Stein Hudson. The Chair asked for an overview of the application status given Atty. Legere's letter of July 17<sup>th</sup> requesting a withdrawal of the asphalt, brick and concrete use by Holliston Asphalt & Concrete, Inc. Atty. Legere represented that the proposed use is a contractor's garage for the two paving businesses with storage of trucks and related equipment.

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

Correspondence from Luke Legere of McGregor, Legere & Stevens, dated July 17, 2023 requesting withdrawal of a portion of the application.

Correspondence from James McQuade, Section Chief Solid Waste Management Program, MassDEP, dated June 14, 2023, concerning the expiration of the Recycling, Composting or Conversion (RCC) Permit for Masters Paving Corp and Middlesex Asphalt Services, Inc.

Correspondence from George Connors, Connorstone Engineering, Inc., dated June 27, 2023, response to James McQuade, MassDEP concerning a "Cleanup Plan".

Correspondence from George Connors, Connorstone Engineering, Inc., dated August 2, 2023, response to James McQuade, MassDEP concerning response to Holliston Board of Health.

Providing presentations on sound and traffic impacts were Greg Tocci of Cavanaugh Tocci and Melissa Restrepo of Howard Stein Hudson. Mr. Tocci provided a detailed presentation of the sound study and design goals for the mobile equipment and proposed sound mitigation measures, including a partial engineered perimeter barrier and rear berm extension with plantings and fence. Mr. Connors clarified that the site is being filled approximately 5'. Ms. Restrepo provided a brief overview of the traffic study, noting that the proposed use will not have a significant impact on either the morning or afternoon peaks at the intersection of Whitney and Washington Streets.

Atty. Legere indicated that a Notice of Intent will be filed shortly with the Conservation Commission for proposed work within the wetland buffer and floodplain.

The Chair opened the floor to the audience. The following individuals asked questions regarding the application: Keefe Bailey of 17 Lowland, Audrea Szabatura of 31 Noel Drive, and Cherie Hafford of 242 Lowland Street.

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On a motion by Mr. Santos, seconded by Mr. Thorn, members voted to allow withdrawal of the “continuation and improvement of the asphalt and concrete manufacturing and recycling operations” as requested by Atty. Legere in his correspondence dated July 17<sup>th</sup>. The roll call vote in favor of allowing the withdrawal without prejudice was unanimous.

The Chair asked for an operational summary of the proposed businesses and asked if there were any plans for use of the other portion of the property. Atty. Legere stated that there were no firm plans at this time.

Mr. Thorn made a motion to continue the public hearing until September 28, 2023 at 7:06 p.m. Ms. Peatie 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 8:38 p.m., welcomed Atty. Peter Barbieri and noted receipt of the following documents for discussion since the last hearing session:

Correspondence from Peter Barbieri, Esq., Fletcher Tilton PC, dated July 26, 2023 concerning revised plans for 1485 Washington Street.

Plans for Business Hours Parking, Crew Hour Parking, and After Hours Parking, prepared by CDW Consultants, dated August 9, 2022.

Plans for Delivery Entering, Work Trucks Entering/Exiting, and Delivery Exiting, prepared by CDW Consultants, dated August 10, 2023.

Atty. Barbieri indicated that he would provide answers to additional operational questions regarding both the AnyFence and detailing businesses. He noted that his client would agree to strict conditions regarding deliveries and stated that both warehouse and outdoor storage areas are needed.

On a motion by Mr. Santos, seconded by Ms. Peatie with all in favor on a roll call vote, the public hearing was continued until September 28, 2023 at 7:00 p.m.

**ADJOURNMENT** - The meeting was adjourned at 9:07 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 September 14th and 28th at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner