

Holliston Planning Board
Meeting Minutes of September 14, 2023

CALL TO ORDER:

The Chair called the regular meeting to order at 7:03 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 – absent
Jason Santos – 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 Mr. Thorn, seconded by Mr. Ferkler, members approved the minutes of July 13, 2023 as written on a roll call vote. On a motion by Mr. Ferkler, seconded by Mr. Thorn, members approved the minutes of August 31, 2023 on a roll call vote.

2. Approval Not Required Subdivision

On a motion by Mr. Ferkler, seconded by Mr. Thorn, members voted to empower the Town Planner to endorse the plan entitled “ANR 1650 Washington Street and 35 Chestnut Street” prepared by J2M Consulting Associates, LLC (dated July 13, 2023). The roll call vote in favor was unanimous.

3. Triangle Farms - Construction Extension

On a motion by Mr. Ferkler, seconded by Mr. Thorn, members agreed to extended the construction deadline to June 30, 2024 and reduce the extension fee to \$1,500. The roll call vote in favor was unanimous.

4. Articles for Town Meeting: Tree Protection By-Law and Zoning Map

On a motion by Mr. Ferkler, seconded by Mr. Thorn, members voted to advance a by-law amendment to the Select Board to replace the zoning maps referenced under Section II-B Location of Districts with a new parcel-based map. The roll call vote in favor was unanimous. Ms. Sherman noted that the revised draft Tree Protection By-Law is being reviewed by Town Counsel and does not include regulation of tree cutting on private property.

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TOWN OF HOLLISTON
JF-10-01

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5. Road Acceptance Request - Constitution Village

Present for the owner were Atty. Angela Conforti of FRE Building and Jim Sullivan of Guerriere & Halnon. After some discussion of the work completed and punchlist items for Hiawatha, Minuteman and Governor Prence, members chose not to advance the roadways to the Select Board for a public hearing.

6. Highlands at Holliston Streetlight Bonding (BOS)

Tabled per request of Jim Sullivan of Guerriere & Halnon.

7. Board Appointments – CPC, MAPC (Metrowest Regional Collaborative), Holliston Housing Trust

Tabled until next available agenda.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Bartzak Solar

103 Bartzak Drive

The Chair reopened the hearing at 7:50 p.m. Devin Howe, PE of Beals Associates was present for the Applicant and requested that the Board continue the hearing until the next available hearing slot. Mr. Ferkler made a motion to continue the public hearing until October 26, 2023 at 7:02 p.m. Mr. Thorn seconded with all in favor on a roll call vote.

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 October 26, 2023 at 7:02 p.m.

ADJOURNMENT - The meeting was adjourned at 8:01 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 28th, October 12th and 26th, and November 16th and 30th at 7 p.m.

Respectfully submitted,
Karen L. Sherman, Town Planner