

**Holliston Planning Board  
Meeting Minutes of October 12, 2023**

**CALL TO ORDER:**

The Chair called the regular meeting to order at 7:04 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. Ferkler, seconded by Mr. Thorn, members approved the minutes of September 28, 2023 on a roll call vote (3-0-2 with Mrs. Langton and Ms. Peatie abstaining)

2. Board Appointments

**Housing Trust:** On a motion by Mr. Ferkler, seconded by Ms. Peatie, members voted to appoint Mr. Thorn to continue service on the Housing Trust. The roll call vote in favor was unanimous.

**MAPC Metrowest Regional Collaborative:** On a motion by Mr. Ferkler, seconded by Mr. Santos, members voted to appoint Ms. Peatie to serve as the board's representative to MAPC. The roll call vote in favor was unanimous.

**CONTINUED PUBLIC HEARING:**

**Special Permit and Site Plan Review**

**Masters Paving Corp. and Middlesex Asphalt Services, Inc.**

**157 – 165 Lowland Street**

The Chair reopened the hearing at 7:08 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 for the applicants Henrique Oliveira of Masters Paving Corp. and Thiago Xavier of Middlesex Asphalt Services, Inc. were Atty. Luke Legere of McGregor, Legere and Stevens Attorneys at

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Law, PC along with George Connors of Connorstone Engineering, and Greg Tocci of Cavanaugh Tocci.

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

- Correspondence from Luke Legere, McGregor, Legere & Stevens, responses to questions from the August 31, 2023 Planning Board Meeting, dated September 21, 2023.
- Correspondence from Gregory Tocci, Sr. Principal Consultant Cavanaugh Tocci, responses to questions from the August 31, 2023 Planning Board Meeting, dated September 20, 2023.
- Plans from Connorstone Engineering Inc, 157-165 Lowland, dated April 7, 2022, revised June 2, 2022, October 14, 2022, November 23, 2022, and September 21, 2023.
- Correspondence from Keefe Bailey, 17 Lowland Street, Sarah Baroud, 21 Lowland Street, Cherie Hafford, 242 Lowland Street, Pat Hafford 242 Lowland Street, Sarah Hill, 1 Fiske Pond Road, Audrea Szabatura, 31 Noel Drive, Michael Szabatura, 31 Noel Drive, dated May 26, 2022.
- Petition from Audrea Szabatura, 31 Noel Drive, Preserve/Protect our Community, dated September 21, 2023, signed by 74 residents.
- Correspondence from Jesse and Melissa Witkowski, 125 Marilyn Street, dated September 20, 2023.
- Correspondence from Ann Daigneault, 116 Marilyn Street, dated September 20, 2023.
- Correspondence from Jim McGrath, 49 Northway Street, dated September 21, 2023.
- Correspondence from Audrea and Michael Szabatura, 31 Noel Drive, dated September 11, 2023.

Most of the discussion and board member questions revolved around Atty. Legare's correspondence regarding operational parameters. Mr. Oliviera clarified that there would be no salt or sand stored on the site and that the business only contracts for plowing services. He also confirmed that there would be no fueling on the site and that all of the vehicles on site are under the control of the two companies. Atty. Legere clarified that a filing was pending with the Conservation Commission.

The Chair opened the hearing to the audience. The following individuals offered asked questions and/or offered testimony: Keefe Bailey of 17 Lowland Street, Tom Keefe of 5 Mohawk Path, Audrea Szabatura of 31 Noel Drive, and Sarah Baroud of 21 Lowland Street. Mr. Thorn made a motion to continue the public hearing until November 16, 2023 at 7:01 p.m. Ms. Peatie seconded with all in favor on a roll call vote.

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**PUBLIC HEARING:**

**Special Permit and Site Plan Review**

**1650 Washington Street, LLC**

**1650 Washington Street**

The Chair opened the hearing, waived reading the hearing notice, 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 along with Applicant Jeff Marzano of 1650 Washington Street, LLC were Atty. Peter Barbieri of Fletcher Tilton, Philip Henry, PE of Civil Design Group, Scott Thorton, PE of Vanasse Associates, Inc, Venket Holi, AIA of 24x36 design studio, and Bob Keane, Car Wash Consultant.

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

- Application for Grant of Site Plan Review and Special Permit from 1650 Washington Street LLC, dated August 25, 2023 submitted on August 29, 2023.
- Site plan set for a proposed carwash at 1650 Washington Street, prepared by Civil Design Group, LLC, dated July 14, 2023.
- Transportation Impact Assessment proposed car wash 1650 Washington Street, prepared by Vanasse & Associates Inc., dated August 2023.

After an overview of the plan features by Atty. Barbieri and Mr. Henry, Mr. Thorton provided a quick summary of the traffic assessment. He noted that an estimated 802 trips per day are expected during the week, representing between 2% and 6% of Washington Street traffic in the evening peak hour. Mr. Keane described the design and O&M services they provide for the biological reclamation system. He noted that the system recirculates water with an adjustment of 6-10 gallons per car. Mr. Holi gave an overview of the building design.

Additional information was requested for proposed operational hours, parking, signage, lighting, and vacuum unit specifications.

The Chair opened the hearing to the audience. The following individuals asked questions and provided testimony: Suzanne Adelman of 46 South Street, Robert Weidknecht of 40 Hemlock Drive, Any Reseska of Boston Honey Company, 45 & 56 Chestnut Street, and Gene Crowley of 770 Washington Street.

Mr. Ferkler made a motion to continue the public hearing until November 16, 2023 at 7:02 p.m. Mr. Thorn seconded with all in favor on a roll call vote.

**PUBLIC HEARING**

**Zoning By-law Amendment**

**Section II-B Location of Districts (aka Zoning Map)**

The Chair opened the hearing. waived reading the hearing notice into the record. She explained the public hearing format, noting that the Town Planner, Karen Sherman, will present the

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revised Zoning Map, followed by questions and concerns by the members and then questions and concerns from the audience.

The following document was entered into the record and was the subject of discussion:

- Holliston Zoning Map, prepared by Comprehensive Environmental (dated September 20, 2023).

The Chair opened the hearing to the audience. Offering some comments with regard to the map revisions was Thomas Keefe of 5 Mohawk Path.

On a motion by Mr. Ferkler, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was closed and the members voted unanimously to recommend approval of the revised zoning map dated September 20, 2023 to the Town Moderator.

**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 October 26<sup>th</sup>, November 16<sup>th</sup>, December 7<sup>th</sup> and 21<sup>st</sup> at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner