

Holliston Planning Board
Meeting Minutes of October 26, 2023

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HOLLISTON, MASS.

CALL TO ORDER:

The Chair called the regular meeting to order at 6:49 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).

EXECUTIVE SESSION – MGL c. 30A, s, 21 (exception 3)

Bartzak PV I, LLC and BWC Bogastow Brook, LLC

On a motion by Ms. Peatie, seconded by Mr. Thorn, the members entered into Executive Session with Atty. Winner and Town Planner, Karen Sherman. The roll call vote in favor was unanimous.

On a motion by Mr. Ferkler, seconded by Mr. Santos members resumed the open session portion of the meeting. The roll call vote in favor was unanimous. No votes were taken.

GENERAL BUSINESS:

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Mr. Thorn, members approved the minutes of October 12, 2023 on a roll call vote.

2. Construction Extension Laurel Glen

On a motion by Mr. Thorn, seconded by Mr. Ferkler, members voted to extend the construction deadline through May 31, 2024. The roll call vote in favor was unanimous.

3. Board Appointment: Community Preservation Committee

Tabled

4. Bond Reduction Request: Highlands at Holliston Street Lighting

Tabled

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5. Memorandum of Understanding – Triangle Farms Open Space CR

On a motion by Mr. Santos, seconded by Mr. Ferkler, members accepted the Memorandum of understanding to fulfill obligations under the subdivision's Certificate of Action (#18) and authorized Ms. Sherman to sign the document on the Board's behalf.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Bartzak PV I, LLC

103 Bartzak Drive

The Chair reopened the hearing at 7:23 p.m. and explained the hearing format, noting that the applicant will present, followed by questions and concerns by the members and then questions and concerns from the audience. Present along with Lucas Faria of Galehead/Bartzak PV I, LLC was Atty. David Bersen as well as Devin Howe, PE of Beals Associates and Bradley Dunkin, Associate Principal Consultant of Cavanaugh Tocci.

The following documents were entered into the record and were the subject of presentations and discussion:

- Town of Holliston, Conservation Commission, Denial Order of Conditions, Holliston Wetlands Administration Bylaw, Article XXXI, dated September 25, 2023.
- Correspondence Bradley M. Dunkin, Associate Principal Consultant, Cavanaugh Tocci, titled Planning Board Meeting June 8, 2023 – Response to Questions Bartzak PV Solar Generating Facility, Holliston, Ma., dated September 7, 2023.
- Correspondence from Devin P. Howe, Beals Associates, Inc. Professional Engineer, concerning Conservation Commission Decision Supplemental Information Proposed Large Scale Solar Power Generation System 0 Bartzak Drive, dated October 19, 2023.
- Correspondence from Bradley M. Dunkin, Associate Principal Consultant, Cavanaugh Tocci, concerning Planning Board Meeting June 8, 2023 – Response to Questions Bartzak PV Solar Generating Facility, dated September 7, 2023.
- Correspondence from Christopher Menge, Sr. Vice President/Principal Consultant HMMH, concerning T. Keefe Letter to planning Board Cavanaugh Tocci Environmental Sound Evaluation for 0 Bartzak drive September 4, 2023, dated September 18, 2023.
- Correspondence from Thomas Keefe, 5 Mohawk Path, dated September 4, 2023.
- Correspondence from Thomas Gilbert, 105 Bullard Street, dated September 7, 2023.

Mr. Howe, Atty. Bersen, and Mr. Dunkin provided some closing remarks on their legal position, mitigation and design.

The Chair opened the hearing to the audience. The following individual offered comments: Atty. Daniel Hill.

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On a motion made by Mr. Santos, seconded by Mr. Ferkler with all in favor on a roll call vote, the public hearing was closed.

**CONTINUED PUBLIC HEARING:
Special Permit and Site Plan Review
Bent Mountain**

120 & 120 A Goulding Street

The Chair reopened the hearing and noted receipt of a request for withdrawal of the application from Joyce Hastings, PLS of GLM (dated October 26, 2023).

On a motion made by Mr. Santos, seconded by Mr. Thorn with all in favor on a roll call vote, the public hearing was closed and the request for withdrawal was accepted.

**CONTINUED PUBLIC HEARING:
Special Permit and Site Plan Review
Any Fence**

1485 Washington Street

The Chair reopened the hearing at 7:50 p.m. and tabled the matter until later in the evening at Atty. Barbieri's request. Present with the Applicant Brian Donahue was Atty. Peter Barbieri of Fletcher Tilton. Atty. Barbieri clarified that the 6,700 s.f. warehouse is currently used as storage and assembly and approximately 5,000 s.f. of storage is proposed for several areas throughout the site.

On a motion made by Mr. Santos, seconded by Mr. Thorn with all in favor on a roll call vote, the public hearing was continued until December 21, 2023 at 7:02 p.m.

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

The Chair reopened the hearing at 7:53 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 applicant was Josh Lariscy of Blue Wave along with Atty. Tad Heuer of Foley Hoag, LLP, Mike Zimmer of Blue Wave, Laurie Morrill of Epsilon Assoc. and Jim Mongeau of AESI. Mr. Lariscy gave an overview of the updated materials, including the change in vendor. He noted that the system now is denser and uses a different cooling system.

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

- Correspondence from Ariel Davidson, PE TRC and Thomas Daniels PE TRC, Response to BWC Bogastow Brook, LLC BESS Project Stormwater Design Peer Review #2, dated August 14, 2023.

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- Correspondence from David Faist, PE CMG, Stormwater Management System Design Engineering Peer Review #2 BWC Bogastow Brook BESS Project – Proposed Battery Energy Storage System, dated July 13, 2023.
- Correspondence from David Faist, PE CMG, Stormwater Management System Design Engineering Peer Review #3 BWC Bogastow Brook BESS Project – Proposed Battery Energy Storage System, dated August 29, 2023.
- Correspondence from Joshua Lariscy, Director of Energy Storage Development Bluewave, Updates and additional information 600 Central Street proposed BESS Project, dated September 21, 2023.
- Rendering Drawings, 600 Central Street, dated September 21, 2023.
- TeraStor Battery, American Battery Solutions.
- TeraStor – Fire Detection, dated February 20, 2023.
- Emergency Response Plan, 600 Central Street Energy Storage Facility, dated September 21, 2023.
- Test Report Intertek, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems, dated May 19, 2023.
- Correspondence from Christopher Menge, Sr. Vice President/Principal Consultant HMMH, not dated, comments on Sound Level Analysis Report.
- Sound Level Analysis Report, 600 Central Street Battery Energy Storage System Project, prepared by Epsilon Associates Inc., dated October 18, 2023
- Correspondence from Alison Quinan, 37 Pilgrim Road, Dangers of BESS installations – ex. BESS Fire in Chaumont, NY, dated August 26, 2023.
- Correspondence from Alison Quinan, 37 Pilgrim Road, New reports of fires at existing BESS installations, dated September 22, 2023.
- Correspondence from Brian Raymer, 3 Pilgrim Road, Battery Energy Storage Proposal for 600 Central Street, dated July 7, 2023.
- Correspondence from Brian Bertram, Miyares Harrington, Olde Oaks Homeowner's Association Comments Special Permit Application 600 Central Street, dated September 28, 2023.
- Correspondence from Benjamin and Jennifer McDonald, 19 Pilgrim Road, dated September 27, 2023.
- Correspondence from Alison Quinan, 37 Pilgrim Road, dated October 16, 2023.

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The Chair opened the hearing to the audience. The following individuals spoke against the proposal: Ben McDonald of 19 Pilgrim Road, Marcie Randall of 87 Pilgrim Road, Nick Rutberg of 74 Pilgrim Road and Anna Flanagan of 81 Pilgrim Road

On a motion made by Mr. Thorn, seconded by Mr. Santos with all in favor on a roll call vote, the public hearing was continued until December 21, 2023 at 7:05 p.m. to continue the sound evaluation and peer review discussion.

ADJOURNMENT - The meeting was adjourned at 8:57 p.m. on a motion made by Mr. Ferkler and duly seconded by Mr. Santos on a unanimous roll call vote. The next meetings were scheduled for November 16th, December 7th and 21st, and January 11th and 25th at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner