

**Holliston Planning Board  
Meeting Minutes of November 16, 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 – present  
Jason Santos – present

Also sitting with the board was Atty. Brian Winner of Mead, Talerman & Costa (Town Counsel).

2023 DEC 14 AM 9:58  
TOWN CLERK  
HOLLISTON, MA

**EXECUTIVE SESSION (MGL c. 30A, s. 21) – Exception 3 (Bartzak Solar)**

On a motion by Mr. Ferkler, seconded by Ms. Peatie, the Board entered into Executive Session with Atty. Winner and Ms. Sherman. The Board adjourned from Executive Session and returned to open session at 7:34 p.m. on a motion by Ms. Peatie, seconded by Mr. Ferkler with all in favor on a roll call vote. No votes were taken as a result of the discussion.

**GENERAL BUSINESS:**

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Ms. Peatie, members approved the minutes of October 26, 2023 on a roll call vote.

2. Board Appointment: Community Preservation Committee

On a motion by Mr. Thorn, seconded by Ms. Peatie, members appointed the Chair to represent the Board on the CPC.

3. Plan and Covenant Endorsement: Beaver Brook Farm

Atty. Barbieri reviewed the executed covenant for the 2-lot OSRD. Members agreed to visit the Town Hall to endorse the plan set.

4. Deliberations: Bartzak Solar – 103 Bartzak Drive

The Chair polled the members and afterward directed Atty. Winner and Ms. Sherman to begin drafting an approval with conditions for consideration on December 7<sup>th</sup>.

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**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 7:50 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 Oliviera of Masters Paving Corp., Weliton Sousa of Holliston Asphalt & Concrete, Inc. and Thiago Xavier of Middlesex Asphalt Services, Inc. was Atty. Luke Legere of McGregor, Legere and Stevens Attorneys at Law, PC.

Members asked for clarification of some proposed operational aspects of the businesses noted in Atty. Legere's correspondence of September 21, 2023. Additionally, it was noted that the Conservation Commission had opened its public hearing on the 14<sup>th</sup> and their members were planning on a site visit before reconvening their hearing. Planning Board members expressed an interest in conducting a site visit as well. Atty. Legere noted that this could be accomplished outside of the public hearing. He again requested that the hearing be closed.

The Chair opened the hearing to the audience. The following individuals offered comments: Sarah Hill of 1 Fiske Pond Road, Audrea Szabatura of 31 Noel Drive, and Cherie Hafford of 242 Lowland Street.

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 to January 11, 2024 at 7:03 p.m. Atty. Legere asked that his objection to the continuance be noted.

**CONTINUED PUBLIC HEARING:  
Special Permit and Site Plan Review  
1650 Washington Street, LLC.  
1650 Washington Street**

The Chair reopened the hearing 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, Venket Holi, AIA of 24x36 design studio.

Atty. Barbieri noted receipt of peer review correspondence from David Faist, PE and Robert Lussier, EIT of CMG, titled "Site Plan, Zoning, & Stormwater Design Engineering Peer Review #1, 1650 Washington St., LLC (dated October 19, 2023). He acknowledged that the plan revision package was not submitted in time and he gave a quick overview of revisions. He also noted that a sound study is underway.

The Chair opened the hearing to the audience. No one was present to offer comments:

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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 to January 11, 2024 at 7:05 p.m.

**ADJOURNMENT** - The meeting was adjourned at 8:51 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 December 7<sup>th</sup> and 21<sup>st</sup> and January 11<sup>th</sup> and 25<sup>th</sup> at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner