

**Holliston Planning Board
Meeting Minutes of February 29, 2024**

CALL TO ORDER:

The Chair called the regular meeting to order at 7:05 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
Vice Chair David Thorn – present
Scott Ferkler – present
Jason Santos – present
Barbara Peatie – present

GENERAL BUSINESS:

1. Approval of Minutes – February 8, 2024 and Executive Session October 26 an November 16, 2023

On a motion by Mr. Ferkler, seconded by Ms. Peatie, members approved the minutes of February 8, 2024 as drafted on a roll call vote. On a motion by Ms. Peatie, seconded by Mr. Ferkler, members approved the Executive Session minutes of October 26, 2023 as drafted on a roll call vote. On a motion by Mr. Ferkler, seconded by Mr. Thorn, members approved the Executive Session minutes of November 16, 2023 as drafted on a unanimous roll call vote. On a motion by Ms. Peatie, seconded by Mr. Thorn, members voted to release the executive Session minutes for publication. The roll call vote in favor was unanimous. .

2. Articles for Annual Town Meeting

Members discussed potential amendments to Section VI-G Penalty and Section VII Site Plan Review with Ms. Sherman and Atty. Winner. Both proposals originate with the Building Commissioner. On a motion by Ms. Peatie, seconded by Mr. Thorn, the Board agreed to forward the draft text as amended through discussion to the Select Board per provisions of c. 40A, s. 5. A public hearing will be scheduled for March 28, 2024. The roll call vote in favor was unanimous.

3. Form F Triangle Farm – Surety Adjustment

- a. Ms. Sherman reported that road acceptance may be advanced to the BOS for their consideration for the May 2024 Annual town Meeting. All work has been completed and acceptance and as-built plans received. Punchlist items completed and catch basins cleaned. Mr. Ferkler made a motion to recommend road acceptance to the Select Board per the Town's Road Acceptance Policy.
- b. Ms. Sherman confirmed that CMG had reviewed the reduction request and recommended holding \$72,818 or 10% of the 100% cost calculation (The current bond is \$244,596). On a motion by Ms. Peatie, seconded by Mr. Thorn, members voted to accept the recommendation

**Holliston Planning Board
Meeting Minutes of February 29, 2024**

and allow a change to the surety, resulting in a \$72,818 surety to be held through the road acceptance process.

4. Bond Release Highlands at Holliston

On a motion by Mr. Santos, seconded by Ms. Peatie, members voted to recommend to the Select Board to release the maintenance bond being held per written Agreement with FRE Building for completion of the streetlights within Phase 2 of the highlands at Holliston Subdivision. The roll call vote in favor was unanimous.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Thomas Murch et Al. Trustee, Murch Prentice Realty Trust

Property off Bonney Drive

The Chair reopened the hearing. The Chair noted receipt of a written request for continuance from Robert Truax, PE of GLM Engineering Consultants, Inc. on behalf of the applicant (dated February 29, 2024).

The following documents were entered into the hearing record:

- Plans titled “Definitive Open Space Subdivision Bonney Drive Extension, A 3 Lot Single Family Residential Subdivision, Holliston, Massachusetts, dated August 29, 2023 and revised January 18, 2024, prepared by GLM Engineering Consultants, Inc.
- Correspondence from Robert Truax, PE GLM Engineering Consultants Inc., titled “Definitive Open Space Subdivision Plan, Bonney Drive Extension, Holliston, Ma.” dated January 17, 2024.
- Correspondence to Ryan Clapp, Holliston Conservation Agent, from David Faist, PE CMG and Robert Lussier, EIT CMG, titled “Definitive Open Space Residential Development (OSRD) Peer Review #2, Bonney Drive Extension, Bonney Drive, Holliston, Ma.”, dated January 31, 2024.

Mr. Thorn made a motion to continue the public hearing until March 28, 2024 at 7:02 p.m. Ms. Peatie seconded with all in favor on a roll call vote.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Jasper Hill Realty Trust

52 Jasper Hill Road

The Chair reopened the hearing and noted receipt of correspondence from Atty. Peter Barbieri of Fletcher Tilton on behalf of the applicant (dated February 21, 2024).

The following documents were entered into the record:

**Holliston Planning Board
Meeting Minutes of February 29, 2024**

- Plans titled “Jasper Hill Estates, Definitive Subdivision Plan at Jasper Hill, Holliston, Ma”, dated August 30, 2023 and revised January 16, 2024, prepared by Applewood Survey Co., LLC.
- Correspondence from Peter Barbieri, Esq, Fletcher Tilton PC, titled 52 Jasper Hill Road, dated February 21, 2024.
- Correspondence from Peter Barbieri, Esq, Fletcher Tilton PC, titled Jasper Hill Estates, dated January 29, 2024.
- Traffic Assessment for Jasper Hill Subdivision, dated June 10, 2022, prepared by Ron Muller & Associates.
- Correspondence from Creative Land & Water Engineering LLC, dated January 22, 2024, titled “Open Space Residential Development Peer Review Response Letter” - CMG.
- Correspondence from Creative Land & Water Engineering LLC, dated January 22, 2024, titled “Open Space Residential Development Peer Review Response Letter” - DPW.

Mr. Thorn made a motion to continue the public hearing until March 14, 2024 at 7:02 p.m. Ms. Peatie seconded with all in favor on a roll call vote.

ADJOURNMENT - The meeting was adjourned at 8:25 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Thorn on a unanimous roll call vote. The next meetings are scheduled for March 14th and 28th, April 11th and 25th and May 9th and 30th.

Respectfully submitted,

Karen L. Sherman, Town Planner