

**Holliston Planning Board
Meeting Minutes of April 4, 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

Also in attendance was Atty. Brian Winner of Mead, Talerman and Costa (Town Counsel). He joined the meeting at 7:25 p.m.

GENERAL BUSINESS:

1. **Approval of Minutes** : Executive Session of March 27, 2024 and March 28, 2024
On a motion by Mr. Ferkler, seconded by Ms. Peatie, members approved the Executive Session minutes of March 27, 2024 as drafted on a roll call vote.
On a motion by Mr. Ferkler, seconded by Ms. Peatie, members approved the minutes of March 28, 2024 as drafted on a roll call vote.
2. **Transfer of Special Permit:** Onyx Grow, LLC – 89 October Hill:
Atty. Phil Silverman of Vicente was present along with Kobie Evans of Onyx to discuss his correspondence of March 27th with regard to transfer of the Special Permit and Site Plan Review permits for the marijuana cultivation and product manufacturing facility permitted by Mayflower Medicinals. Per Condition #2 of the Special Permit, written permission of the Board is required for the change. Mr. Thorn made a motion to allow the transfer. Ms. Peatie seconded with all in favor on a unanimous roll call vote.
3. **Field Change Request:** White Pines Estates
In response to a written request from O'Leary Builders dated March 18th, a revised Form E prepared by project engineer Vito Colonna, PE of Connorstone Engineering, and the recommendation of Ali Parand, PE and Asst. DPW Supt. Robert Walker, members approved the field change request to remove the center island of the cul-de-sac on a motion by Mr. Ferkler, seconded by Ms. Peatie. The roll call vote in favor was unanimous.

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4. Deliberations:

a. Special Permit & Site Plan Review – Masters and Middlesex Paving, 157 Lowland Street

Members reviewed the draft Certificate of Action for the applications prepared by Atty. Winner and Ms. Sherman which consists of the following sections: Administrative Record, Project Description and Public Hearing, and Findings of Fact and Determinations. The Board's vote to deny the Applicant's Special Permit and Site Plan Review petition at 157-165 Lowland Street based on the draft Certificate of Action as amended through discussion is as follows on a motion by Ms. Peatie and seconded by Mr. Thorn on a unanimous roll call vote:

Karen Apuzzo-Langton – aye
David Thorn – aye
Jason Santos – aye
Scott Ferkler – aye
Barbara Peatie – aye

b. Special Permit and Site Plan Review – BWC and Bogastow Brook LLC, 600 Central Street

Tabled until April 25, 2024 meeting.

ADJOURNMENT - The meeting was adjourned at 7:47 p.m. on a motion made by Mr. Ferkler and duly seconded by Ms. Peatie on a unanimous roll call vote. The next meetings are scheduled for April 25th and May 9th and 30th.

Respectfully submitted,

Karen L. Sherman, Town Planner