

**Holliston Zoning Board of Appeals
Meeting Minutes June 28, 2023**

CALL TO ORDER: The Chairman called the meeting to order at 7:00 p.m. via Zoom 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 Zoning Board of Appeals 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.

PRESENT:

Chairman John Love - Present
Jay Peabody - Present
Elizabeth Dembitzer – Present
Vladimir Nechev - Present

APPROVAL OF MINUTES:

On a motion by Mr. Peabody, seconded by Ms. Dembitzer, the minutes of May 24 and May 31, 2023 were approved as written on a unanimous roll call vote.

PUBLIC HEARINGS:

Special Permit

Joe Sokol/HCT, LLC – 56 Lowland Street

The Chairman opened the public hearing and read the hearing notice into the record. Joe Sokol was present to discuss the Special Permit application for relief under Section V-B (C3), Exterior Signs, to replace an existing freestanding sign. The existing sign box is 48 s.f. and is double-sided. No graphics were provided. Mr. Sokol indicated that the sign will be limited to the HCT logo.

The Chairman opened the hearing to the audience. The following individuals asked questions and made comments about the application:

- Karen Apuzzo Langton of 100 Woodland Street
- Sara Baroud of 21 Lowland Street

In response to questions, Mr. Sokol indicated that the sign application is limited to HCT and does not include the building's other tenant. No sign illumination is proposed, but HCT would be willing to limit the illumination to its permitting workday hours of 8:00 a.m. to 4:30 p.m. The dumpster located in the front of the building does not belong to HCT.

On a motion by Mr. Peabody, seconded by Mr. Nechev, the public hearing was closed on a unanimous roll call vote.

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Special Permit

First Congregational Church – 725 Washington Street

The Chairman opened the public hearing and read the hearing notice into the record. Robert Shore, Officer of the Church, was present to discuss the Special Permit application for relief under Section V-B (C)(1), Exterior Signs, to replace an existing freestanding sign. The church is located in the Agricultural-Residential B zoning district, adjacent to the Town Hall. Final sketches dated June 5, 2023 by Cavallaro Signs, Inc. were submitted as part of the application and were reviewed in detail.

The Chairman opened the hearing to the audience. No one asked questions or spoke in favor or against the petition.

On a motion by Mr. Peabody, seconded by Ms. Dembitzer, the public hearing was closed on a unanimous roll call vote.

On a motion by Mr. Peabody, seconded by Mr. Nechev, members voted to waive the application fee for the non-profit on a unanimous roll call vote.

DELIBERATIONS:

Special Permit – 56 Lowland Street

Findings of Fact

The Board reviewed the application materials and testimony provided. In accordance with the provisions of Section VI-E and Section V-B (C3) of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: There would be no significant adverse effects to the neighborhood or the Town, considering the By-Law regulations, restrictions and criteria of sub-section VI-E and V-B (C3) and as conditioned below. The sign box is existing and is located in a designated landscaped island on the site per the record plot plan and application materials. It is compatible with the character and scale of neighboring Industrial properties in the Lowland Industrial Park.

Zoning Board Vote

The Board's vote to approve the Petitioner's Special Permit application for relief under Section VI-E and V-B (C3) for property described and located at 56 Lowland Street was as follows on a motion by Mr. Peabody, seconded by Ms. Dembitzer:

Mr. Love	Aye
Mr. Peabody	Aye
Ms. Dembitzer	Aye
Mr. Nechev	Aye

Conditions of Approval

1. This Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in three (3) years unless exercised per MGL, c. 40A, s. 9 and Section VI-E(6) of the Holliston Zoning By-Laws. The

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copy of the decision to be filed must contain a certification the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.

2. The freestanding sign shall be located in the existing double-sided sign box as indicated in the application materials and shall be limited to 48 s.f. Final approval of the sign content shall be at the discretion of the Building Commissioner.
3. Any illumination shall be limited to 7:00 a.m. to 4:30 p.m.

Special Permit – 725 Washington Street

Findings of Fact

The Board reviewed the application materials and testimony provided. In accordance with the provisions of Section VI-E and Section V-B (C1) of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: There would be no significant adverse effects to the neighborhood or the Town, considering the By-Law regulations, restrictions and criteria of subsections VI-E(5) and V-B(C)(1) and as conditioned below. The proposed replacement sign is in an appropriate location and has been thoughtfully designed to fit in with the character and scale of neighboring properties in the community's downtown.

Zoning Board Vote

The Board's vote to approve the Petitioner's Special Permit application for relief under Section VI-E and V-B (C1) for property described and located at 725 Washington Street was as follows on a motion by Mr. Peabody, seconded by Mr. Nechev:

Mr. Love	Aye
Mr. Peabody	Aye
Ms. Dembitzer	Aye
Mr. Nechev	Aye

Conditions of Approval

1. This Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in three (3) years unless exercised per MGL, c. 40A, s. 9 and Section VI-E(6) of the Holliston Zoning By-Laws. The copy of the decision to be filed must contain a certification the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.
2. The freestanding First Congregational Church of Holliston sign is limited to 10.04 s.f. and 8 ft in height as per the "Proof Drawing" prepared by Cavallaro Signs (undated).

REORGANIZATION:

Mr. Love asked for nominations for Chair. Ms. Dembitzer nominated Mr. Peabody. Mr. Nechev seconded. Mr. Peabody accepted the nomination and the roll call vote in favor was unanimous. Mr. Nechev nominated Ms. Dembitzer as Vice chair. Mr. Peabody seconded with all in favor on roll call vote. Mr. Peabody nominated Mr. Nechev as Clerk. Ms. Dembitzer seconded with all in favor on a roll call vote.

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ADJOURNMENT: The meeting adjourned at 8:02 p.m. on a motion made by Mr. Peabody, seconded by Ms. Dembitzer with all in favor on a roll call vote. The next meeting was scheduled for August 23, 2023 and will be held remotely.

Respectfully submitted,

Karen Sherman, Town Planner

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