

**Holliston Zoning Board of Appeals  
Meeting Minutes of November 18, 2020**

**Call to Order:** The Chairman called the meeting to order at 7:00 p.m. via Zoom. He read the following statement into the record: Pursuant to the Governor's Order suspending certain provisions of the Open Meeting Law M.G.L. c. 30A paragraph 20, as well as the Select Board's Emergency Order dated March 16, 2020, 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 on the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of 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:

Chairman John Love - Present  
Jay Peabody - Present  
Mark Bush- Present  
Elizabeth Dembitzer, Associate – Present

**Approval of Minutes:**

On a motion by Ms. Dembitzer, seconded by Mr. Peabody, the minutes of October 28, 2020 were approved as amended on a roll call vote.

**Public Hearings:**

**Special Permit Public Hearing**

**Gill Realty Trust – I, 45 Washington Street**

The Chairman opened the public hearing at 7:10 p.m. Dan Merriken, PE of Legacy Engineering was present with Owner/Applicant Richard Gill of Gill Realty Trust-I to discuss the redevelopment work planned at Countryside Auto within a Zone A flood plain district. Various regulatory board jurisdictions were reviewed including scheduled appearances before the Conservation Commission and Planning Board.

Mr. Merriken reviewed the existing and proposed conditions, noting the mapped floodplain district limits on the site. He stated that he has concluded that the area is not subject to flooding based on the elevations of the site, Dopping Brook and the adjacent wetlands. He noted areas where existing pavement and gravel parking is being removed to create stormwater management basins and landscaping areas and added that a single catch basin serves the site currently. Most stormwater currently flows into the adjacent wetlands or Washington Street.

The following correspondence was entered into the record: Susan Shock of 9 Cranberry Lane (undated) in favor of the improvements and Ryan Clapp, Conservation Agent (dated November 16, 2020) including a peer review letter from CMG Engineering regarding stormwater management.

On a motion by Mr. Peabody, seconded by Mr. Bush, the public hearing was continued until December 9, 2020.

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**Dimensional Variance Public Hearing  
Sandra Intinarelli, Trustee – 526 Concord Street**

The Chairman opened the public hearing at 7:28 p.m. Owner/applicant Sandra Intinarelli was present to discuss construction of a front porch within the required minimum front yard setback. Mrs. Intinarelli noted that the plot plan indicates that 3.2' of relief is required and that there was confusion with the contractor and establishing the front lot line versus the street line. She confirmed that the building permit contained the farmers porch.

After some discussion, members asked that copies of the building permit and architectural plans be provided for review.

On a motion by Mr. Peabody, seconded by Mr. Bush, the public hearing was continued until December 9, 2020.

**Continued Special Permit Public Hearing  
Gulf Services Inc., 799 Washington Street**

The Chairman re-opened the public hearing. Atty. George Richards was present along with Tony Mitri of Gulf Services Inc. to discuss the petition to operate a self-serve gas station with repairs and construction of a canopy. Atty. Richards provided an overview of the revised rendering submitted earlier in the day, including addition of a street tree and signage. He noted that Mr. Mitri is eager to move forward with the proposal as there has been a recent incident with vagrants on the property.

The Chairman reviewed the provisions of Section V-K, including Objectives and Special Permit provisions. A clarification of the relief requested was provided (see December 2019 application).

The following correspondence was entered into the record: Tina Hein, Select Board (dated November 11, 2020), Michael Cassidy, Fire Chief (dated November 10, 2020) and Holliston Economic Development Committee (dated November 11, 2020).

The Chairman opened the hearing to the public. No one spoke in favor or against the application.

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

**Deliberation:**

**Special Permit  
Gulf Services, 799 Washington Street  
Findings of Fact**

The Board reviewed the application materials as supplemented and made part of the record as well as testimony provided by the applicant and the public. In accordance with the provisions of Sections V-K Village Center Commercial District and VI-E Special Permit Granting Authority of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: The proposed use was considered in relation to the site as well as the adjacent uses and structures and in accordance with VI-E (5) criteria a-e, the Board failed to find that there would be no significant adverse effects to the

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neighborhood or the Town. Members also cited Section V-K, sub-section 1. Objectives and sub-section 5. Special Permits (1-5) in their deliberations.

**Zoning Board Vote**

The Board's vote to approve the Petitioner's Special Permit application for relief under Sections III-E (3 and 4), IV-B, and V-K (5) with conditions for property described and located at 799 Washington Street was as follows on a motion by Mr. Peabody, seconded by Mr. Love:

Mr. Love	Nay
Mr. Peabody	Aye
Mr. Bush	Nay
Ms. Dembitzer	Nay

**Adjournment:** The meeting adjourned at 8:35 p.m. on a motion made and duly seconded with all in favor on a roll call vote. The next meeting was scheduled for December 9, 2020.

Respectfully submitted,

Karen Sherman  
Town Planner

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