

Holliston Zoning Board of Appeals Meeting Minutes of March 2, 2022

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 June 16, 2021 Act 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.

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

Approval of Minutes:

On a motion by Mr. Peabody, seconded by Ms. Dembitzer, the minutes of January 12, 2022 were approved as written.

PUBLIC HEARINGS:

Special Permit

Car Experts, Inc.– 455 Washington Street

The Chairman opened the public hearing at 7:08 p.m. and waived reading the hearing notice into the record. Joyce Hastings, PLS of GLM Engineering Consultants, Inc. was present to discuss the Special Permit application to operate a salesroom for motor vehicles with repair services. She provided an overview of the proposed sales layout on the 9,583 s.f. lot, currently being operated by Keystone Automotive utilizing the record plan prepared by GLM dated 2/8/2022. She noted that there are two bay doors on the right side of the building that are accessed via an existing right-of-way owned by Parcel 31, adjacent to the abutting McCormick fire station. The fire station, the locus and adjacent Dunkin Donuts all share the way and the existing curb cut onto Washington Street.

Concerns were raised about the lack of access through the existing curb cut on the site, as well as employee and customer parking. Ms. Hastings noted that most sales are via the internet and accommodations are being made for 2 employee spaces as well as 2 customer spaces (one handicapped accessible van space). She agreed to re-orient the spaces to leave the curb cut open.

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.

Approved: May 18, 2022

**Holliston Zoning Board of Appeals
Meeting Minutes of March 2, 2022**

DELIBERATIONS:

Special Permit – 455 Washington Street

Findings of Fact

The Board reviewed the application materials and testimony provided. In accordance with the provisions of Sections III-E(1) and VI-E(5) Special Permit Granting Authority of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: The Board as Special Permit Granting Authority has considered the proposed use in relation to the site, as well as the adjacent uses and structures, and finds that there are no significant adverse effects to the neighborhood or the Town, considering the regulations, restrictions and criteria of sub-section VI-E(5) and as conditioned below. The use is a continuation of a long-standing auto sales facility in the Commercial zoning district.

Zoning Board Vote

The Board's vote to approve the Petitioner's Special Permit application for relief under Section III-E(1) for property described and located at 455 Washington Street was as follows on a motion by Mr. Peabody, seconded by Ms. Dembitzer:

Mr. Love	Aye
Mr. Peabody	Aye
Ms. Dembitzer	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. Hours of operation are limited to 8 a.m. to 7 p.m. Monday – Sunday.
3. The revised plan of record prepared by GLM Engineering Consultants, Inc. entitled "Proposed Parking Plan, 455 Washington Street Holliston, Massachusetts" (dated 2/2/2022 with revisions through 3/2/2022) indicates a maximum of 26 spaces outside the building, including provision for employee and customer parking on site.

Adjournment: The meeting adjourned at 8:50 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 April 13, 2022.

Respectfully submitted,

Karen Sherman
Town Planner

Approved: May 18, 2022