

Holliston Planning Board Meeting Minutes of August 25, 2016

In Attendance: Geoffrey Zeamer, Josh Santoro and David Thorn. Warren Chamberlain was absent.

Call to Order: The Vice Chairman called the regular meeting to order at 7:00 p.m. in Room 105 of the Town Hall, 703 Washington Street.

General Business:

1. Membership

Ms. Sherman verified the posted joint meeting with Board of Selectmen on Wednesday, August 31st at 7:30 with Karen Apuzzo Langton of 100 Woodland Street. Reviewed terms of General By-Law for joint appointment through May 2017 to fill Mr. Matsuno's term. Mr. Santoro indicated that he would not be in attendance.

2. Downtown Corridor Plan Discussion

Members will discuss MAPC contract for technical assistance for the Corridor Plan with the Board of Selectmen on the 31st and will recommend that the Town Administrator be empowered to execute the document. Ms. Sherman is working on re-scheduling workshop with Cecil Group because of a conflict with the state primary. As second part of that evening, MAPC staff will kick-off their efforts.

3. Approval Not Required Subdivisions

- O'Leary Builders & Katie Way
Plans entitled "White Pine Estates Lot 9B Plan of Land In Holliston, MA" dated May 19, 2016, prepared by Connorstone Consulting Civil Engineers and Land Surveyors were endorsed by the Agent by unanimous vote.
- Hilltop Realty & Hill Street
Plans entitled "Plan of Land located in Holliston, MA, Middlesex County", prepared for Hilltop Realty, 11 Owl Drive, Sharon, MA dated July 19, 2016, prepared by United Consultants, Inc. were endorsed by the Agent on a unanimous vote.

4. Surety Release/Road Completion-Bartzak Drive

This item was tabled because Mr. Zeamer is a landowner on the street and has a conflict of interest.

5. Constitution Village & Construction Extension

Members reviewed a letter dated August 23, 2016 by Peter Lavoie of Guerriere & Halnon, Inc. responding to the Board's June memorandum requesting additional information. The lack of progress was noted by the Board. Mr. Thorn made a motion to grant a short-term extension to October 13, 2016 with the same informational requests as well as verification from the Building Inspector and Health Agent that site access remains adequate or mitigation measures are needed prior to winter weather conditions.

6. Michael Brumber & Request for Special Permit Fee Waiver, 194 Lowland Street

After some discussion, members agreed they were not inclined to waive the application fee, but would proceed with the application without collection of a peer review fee. Special Counsel will be engaged to advise the Board on the application utilizing departmental Professional Services funds.

7. Site Plan Review & Mayflower Medicinals, 89 October Hill Road

The following development team presented the application for use of 36,000 s.f. (6 internal bays) within the existing 85,944 s.f. industrial building:

Jamie Lewis, COO of Mayflower Medicinals, Inc.

Attys. David Ullian and Brandon Kurtzman of Vicente Cedarburg, LLC

Brian Anderson of Anderson Porter Design Architects

Approved: November 10, 2016

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David Humphrey of Schofield Brothers, LLC.

Mr. Anderson and Mr. Humphrey provided an overview of the proposed operations and site. No façade alterations or exterior alterations for handicapped access are being proposed. Truck access is available to the rear and will be limited to a single access point. Windows will be tinted and blacked out. Heating and air conditioning condenser units will be placed outside. The cooling load limits placement on the roof (weighing 350 to 500 tons) and the electrical transformer will be updated (adding a 2000 amps system). High Pressure Sodium lighting will be utilized to mimic natural lighting. Industrial water usage is primarily self-contained and is recycled per DPH regulations. There is no process discharge. Stormwater management and septic capacity have been evaluated by Schofield Brothers. Mr. Humphrey addressed the proposed industrial kitchen which was likened to a catering kitchen. Mr. Anderson provided an internal layout of the facility.

Security protocols will be 24/7 and the front glass façade will be addressed in particular. FTG will be the contracted security monitoring firm. The Police Department will be consulted regarding protocols and concerns. Small vans will be delivering product and wastes. Deliveries of bulk materials will be less frequent.

Comments from town agencies were reviewed. It was noted that a Fire Systems and Existing Building Code Report is required for the Building Permit application. Additional information on the growing and production processes and security will be provided. The dispensary sites will be likely Boston, Gloucester, or Somerville. A five year lease with a 5-year extension has been negotiated.

Ann Chipman of 116 Stagecoach Road was present and asked for clarification of the production portion of the operation. She expressed a concern for the site vegetation. It was clarified that the parking area is existing and is not a security impediment.

Discussion will be continued upon receipt of supplemental information.

Adjournment - The meeting was adjourned at 8:45 p.m. on a motion made and duly seconded. The next meeting was scheduled for August 31, 2016 at 7:30 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner