

## **Holliston Planning Board Meeting Minutes of October 19, 2017**

**In Attendance:** Chairman David Thorn, Karen Apuzzo-Langton, Warren Chamberlain, Josh Santoro and Jason Santos.

**Call to Order:** The Chairman called the regular meeting to order at 7:00 p.m. in the Selectmen's Meeting Room #105 of the Town Hall, 703 Washington Street.

### **General Business:**

#### Approval of Minutes

On a motion by Mrs. Langton, seconded by Mr. Chamberlain, the minutes of October 5, 2017 were approved as drafted. Mr. Santos abstained as he was not present.

#### Approval Not Required Subdivision(s) of Peter & Janet Ellis, Cedar Street.

Jeff Stefanik, PLS was present on behalf of the applicant. On a motion by Mr. Chamberlain, seconded by Ms. Langton, the members endorsed the plan as prepared by Guerriere & Halnon, Inc., dated September 28, 2017 (revised October 5, 2017).

#### Highlands at Holliston of Construction Status/Update

Ms. Sherman provided an update of the private petition article for roadway acceptance and noted Town Counsel's opinion to the Board of Selectmen. The construction deadline will be placed on the next available agenda.

#### Site Plan Review of 543 Concord Street, LLC

Bob Ciaridi and Peter Haranas were present to discuss the proposal to re-use the existing 5,200 s.f. building as a car dealership. High end, unique and late model car sales will be targeted, with limited repair. No body work will be done on-site. The business is known as Roadmaster LLC. Cars would be stored inside at night. A maximum of 12 cars will be stored outside at any one time. Mr. Ciaridi also has a facility on Morton Street in Framingham and does internet-based sales from that location. The Selectmen will need to contemplate a Class II license for sales.

On a motion by Mr. Santos, seconded by Mr. Santoro, the application was approved with the following special conditions (Site Plan prepared by GLM Engineering Consultants, Inc., for Robert Ciardi, dated August 30, 2017):

1. Signage and dumpsters must meet all local bylaw provisions.
2. A compliant handicapped parking space must be installed in compliance with Appendix A Parking Design Standards and requirements of the Massachusetts Architectural Access Board. Parking spaces serving the public shall also comply with the standards of Appendix A. The number and location of spaces is to be coordinated with the Inspector of Buildings.
3. No auto body work will be done on site.
4. Hours of operation shall be limited to Monday of Saturday 8:30 a.m. to 5:00 p.m.
5. Within 90 days, proof of drainage system maintenance shall be provided to the Inspector of Buildings.

**Approved: November 9, 2017**

**Holliston Planning Board  
Meeting Minutes of October 19, 2017**

**Medical Marijuana & Draft Site Plan Regulations**

After some discussion of proposed Regulations, the issue was continued to the next available meeting for revisions to add general requirements on water system details (usage and water cycle).

**Continued Special Permit Public Hearing**

**Thomas LaTouf d/b/a Metrowest Firewood – 35 Chestnut Street**

The Chairman reopened the public hearing at 7:42 p.m. Members asked additional questions of the applicant regarding the proposed firewood operation, the site plan and equipment list. Potential conditions of operation were discussed, including height limits, hours of operation, loading, deliveries and screening. Mr. LaTouf clarified that up to 300 cords will be stored at the site in a year's time.

Mr. Santoro made a motion to approve the application. Mr. Chamberlain seconded with all in favor. The motion failed to reach a super-majority.

After special conditions regarding duration limit (18 months), hours of operation, pile height, equipment list, and signage were discussed, the public hearing was continued to November 9<sup>th</sup> on a motion by Mr. Santoro, seconded by Mrs. Langton.

**Zoning By-Law Amendment Public Hearing**

The Chairman opened the public hearing and waived the reading of the legal notice as there was no one in the audience. After some discussion, Mr. Chamberlain made a motion to support the article as drafted and close the public hearing. The vote in favor was as follows: 4 & 1 & 0.

**Adjournment** - The meeting was adjourned at 9:35 p.m. on a motion made and duly seconded. The next meeting was scheduled for November 9, 2017 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner

**Approved: November 9, 2017**