

## **Holliston Planning Board Meeting Minutes of March 29, 2018**

**In Attendance:** Chairman David Thorn, Karen Apuzzo-Langton, Warren Chamberlain, and Jason Santos. Also present and sitting with the Board was Town Counsel, Jay Talerman. Josh Santoro was absent.

**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:**

#### **Open Meeting Law Workshop**

Atty. Jay Talerman was present to discuss Open Meeting Law issues with the members, including general conduct and organization of meetings, conduct and tracking of public hearings with milestones such as notice and action by the Board, and general decorum (e.g. video taping). He noted that he was planning a larger forum on meetings and records retention after Town Meeting for staff and all boards.

#### Approval of Minutes

On a motion by Mr. Chamberlain, seconded by Mrs. Langton, the minutes of March 15, 2018 were approved as drafted.

#### ANR Subdivision - Richard Kase, Tr. of Kase Family Trust, 45 Chestnut Street

Joyce Hastings, PLS of GLM Engineering Consultants, Inc. was present on behalf of the applicant. On a motion by Mr. Santos, seconded by Ms. Langton, the members endorsed the plan as prepared by GLM Engineering Consultants, Inc., dated March 14, 2018.

#### Site Plan Amendment of Rolf and Barbara Briggs, 140 Washington Street

Joyce Hastings, PLS was present with the applicant to discuss the proposed amendment to eliminate the proposed tractor shed on the easterly side of the lot and replace it with a barn (65'x56') in the center of the property. The proposed barn is located 61 feet from the westerly lot line and 128 feet from the rear lot line. The barn is proposed to accommodate a newly acquired 89' specialty track lift which is stored on a flat-bed trailer. Ms. Hastings described the site circulation and improvements and provided both the amended site plan (dated March 20, 2018) and un-referenced building elevation.

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the application was approved with no special conditions.

#### Tunis Realty, LLC, 567 Concord Street of Request to Extend Permit

Joyce Hastings, PLS was present on behalf of the applicant to request a one year extension for the Special Permit and Site Plan Approval. The Certificate of Action for alterations to the existing gas station, repair garage and car sales operation was issued on April 7, 2016. On a motion by Mrs. Langton, seconded Mr. Chamberlain the Board voted to extend the Special Permit until March 29, 2019.

#### Site Plan Review of Community Farm Committee, 34 Rogers Street

Chairwoman Kristine Westland was present with members of the Community Farm Committee, to discuss the proposal to add a 24'x 96' greenhouse to be located approximately 250' to the

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rear of the existing house and barn located on the property on the agricultural field section of the property (Lot 1). The greenhouse will be utilized to extend the growing season and provide an additional educational forum at the farm. PJ Killkelly noted the structural composition and the anchoring required for the structure, noting it will be erected in several days. Mrs. Westland noted the structure is essentially a donation to the farm and requested a waiver from the application fee.

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the application was approved with no special conditions (See Plan of Land, 34 Rogers Street, Holliston, MA, prepared by Applewood Survey, Co., LLC, dated January 6, 2018 as amended by hand). The application fee was waived.

DEP Draft RCC Permit for American Recycled Materials, Inc. 6 157 Lowland Street

A draft memorandum addressed to James McQuade, DEP Solid Waste Section Chief dated March 29, 2018 was reviewed. A motion was made by Mr. Santos, seconded by Mr. Chamberlain with all in favor to submit the written comments as drafted.

**Adjournment** - The meeting was adjourned at 8:15 p.m. on a motion made and duly seconded. The next meeting was scheduled for April 12, 2018 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner