

## **Holliston Planning Board Meeting Minutes of September 6, 2018**

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

**Call to Order:** The Chairman called the regular meeting to order at 7:05 p.m. in the Selectmen's Meeting Room #105 of the Town Hall, 703 Washington Street.

### **General Business:**

#### Adult Use Marijuana Establishment Zoning and Regulation

Kate Feodoroff, Esq. of Mead, Talerman & Costa, LLC was present to discuss next steps in the local permitting of adult use marijuana. Her memorandum to the Board of Selectmen dated August 29<sup>th</sup> regarding the suggested order of the retail prohibition ballot question and suggested general by-law amendments was discussed. Additionally, a series of zoning by-law amendments, including one to ban retail facilities, one to extend the moratorium on retail use, one to allow other identified establishments in the Industrial zoning district by Special Permit and one to require Site Plan Review, were contemplated. Given the deadlines for submittal of articles to the Board of Selectmen, members agreed to sponsor five zoning by-law articles as amended through discussion on a motion by Mrs. Langton, seconded by Mr. Santos. Mr. Santoro voted no.

#### Approval of Minutes

On a motion by Mr. Santos, seconded by Mr. Santoro, the minutes of August 30, 2018 were approved as drafted.

#### Site Plan Review Amendment 6 HYSA, 150 Marshall Street

Mr. Santos recused himself because he is a direct abutter. HYSA President Tony Capella was present along with other members of the Board to discuss their proposal to use temporary lights on the two turf fields during the week until 8 p.m. in the fall period (10 weeks) and the month of March (4 weeks) for practices only (See narrative dated July 6, 2018).

Roger and Carol Merritt of 653 Prentice Street raised concerns about adequate parking and operation of the facility. Cathy Tomasetti of 141 Marshall Street raised similar concerns and presented a photo from this past weekend of vehicles in the "No Parking" zone on Marshall Street and lack of enforcement by the Police Department. It was suggested that she provide that information to the Town Administrator. Bill Tomasetti added that signage goes unheeded (including No Parking and Blind Driveway). Mrs. Tomasetti recalled that concerns regarding inadequate parking and buffering as well as public safety issues were raised during the original proposal. Jason Santos of 183 Marshall Street noted that the existing conditions are not as represented. He provided several videos of existing conditions and noted that Section V-N Performance Standards have an evening noise provision that must be considered. Mrs. Langton noted that the suggestion that coaches can control parking is not palatable to her as a management strategy. She also reviewed the prior Site Plan Review decision (dated October 2001). Mr. Capella noted that the demand for parking varies between practices and games. It was clarified that the lights run for an estimated 65 hours on a tank and will be run for approximately 3 hours per evening. The issue of facility rentals was discussed as a revenue source that is applied to facility operation and maintenance.

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Mr. Santoro made a motion to deny the request based on the testimony provided. Mr. Chamberlain seconded with all in favor (Mr. Santos did not participate in the vote).

White Pine Estates II ó Revised Surety/Construction Deadline

Members endorsed the new Performance Agreement with MutualOne Bank and the developer, O'Leary Builders, Inc. The construction deadline was extended to November 15, 2019 on a motion by Mrs. Langton, seconded by Mr. Santoro.

Evergreen Square ó Construction Deadline

Mr. Santoro made a motion to send a placeholder article to the Board of Selectmen for roadway acceptances for all streets in the subdivision pending a report from Highway Supt. Tom Smith as plans and draft deeds have been received. Mr. Chamberlain seconded with all in favor.

Constitution Village ó Construction Deadline

Jeffrey Roelofs, Esq. has requested to extend the deadline to October 1, 2018. On a motion by Mrs. Langton, seconded by Mr. Santos, the deadline was extended to October 1, 2018.

**Continued Public Hearing**

**Modification to the Definitive Subdivision Plan – Constitution Village**

Jeffrey Roelofs, Esq. has requested in his email of September 4, 2018, to continue the public hearing to September 20, 2018. On a motion by Mrs. Langton, seconded by Mr. Santos, the hearing was continued to September 20<sup>th</sup> at 8:15 p.m.

**Adjournment** - The meeting was adjourned at 9:40 p.m. on a motion made and duly seconded. The next meeting was scheduled for September 20, 2018 at 7:00 p.m. Meetings were also scheduled for October 4 and 18, November 8 and 29 and December 20.

Respectfully submitted,

Karen L. Sherman, Town Planner