

**Holliston Planning Board
Meeting Minutes of October 10, 2019**

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

Call to Order: The Chairman called the regular meeting to order at 7:00 p.m. in the Select Board Meeting Room (#105) of the Town Hall, 703 Washington Street.

General Business:

Approval of Minutes

On a motion by Mr. Santoro, seconded by Mr. Chamberlain, the minutes of September 12, 2019 were approved as drafted.

Approval Not Required Subdivision(s)

Hopping Brook Park Phase II - Hopping Brook Road - On a motion by Mr. Santoro seconded by Mr. Chamberlain, the Board approved and endorsed a plan by Engineering Design Consultants, Inc., for New Hopping Brook Realty Trust, dated September 27, 2019 to create 3 lots with frontage on Hopping Brook Road.

PharmaCannis Massachusetts, Inc., 465 Hopping Brook Road – Phase I Extension

Members reviewed a letter dated September 19, 2019 in which PharmaCannis has requested an extension on Phase I until May 30, 2020. Mr. Santoro made a motion to approve the request. Mr. Chamberlain seconded with all in favor.

Scenic Road Work Permit Public Hearing

Northeast Venture Group & Realty, LLC, 200 Norfolk Street Lot 2

The Chairman opened the hearing at 7:15 p.m. and read the hearing notice into the record. Dale McKinnon, PE from Guerriere & Halnon was present to discuss construction of a 14-foot wide driveway onto Norfolk Street to service Lot 2. Rocks removed will be re-utilized to enhance the existing wall. Mr. Chamberlain asked about combining the two into a singular driveway. It was noted that two significant oak trees will be removed, one on each lot. Jurisdiction limitations were noted but members agreed to forward an opinion to the Zoning Board of Appeals.

Brian Moran of 267 Norfolk Street expressed a concern for traffic on Norfolk Street but did not speak for or against the petition.

Mr. Santoro made a motion to close the public hearing. Mr. Chamberlain seconded with all in favor. Mr. Santoro made a motion to approve the Scenic Road Work Permit, seconded by Mr. Chamberlain, with all in favor. A recommendation will be sent to the Zoning Board of Appeals regarding preservation of the trees and evaluating the drives to maximize sight distance.

Scenic Road Work Permit Public Hearing

Northeast Venture Group & Realty, LLC, 200 Norfolk Street Lot 3

The Chairman opened the hearing at 7:15 p.m. and read the hearing notice into the record. Dale McKinnon was present to discuss construction of a 14 foot wide driveway onto Norfolk Street to service Lot 3. Discussion was combined into the hearing noted above.

Mr. Santoro made a motion to close the public hearing. Mr. Chamberlain seconded with all in favor. Mr. Santoro made a motion to approve the Scenic Road Work Permit, seconded by Mr.

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Chamberlain, with all in favor. A recommendation will be sent to the Zoning Board of Appeals regarding preservation of the trees and evaluating the drives to maximize sight distance.

**Special Permit and Site Plan Review Public Hearing
Andrew Sacher – 390 Hopping Brook Road**

The Chairman opened the hearing at 7:55 p.m and waived the hearing notice into the record as no one was present in the audience. Andrew Sacher was present to discuss his petition for a Marijuana Establishment (cultivation and product manufacturing) under the provisions of Section III, Industrial Use G(7) as well as Medical Marijuana Treatment Center (limited to cultivation and product manufacturing) under the provisions of Section III, Commercial Use D(23). The proposed tenant, Good Chemistry Massachusetts, is currently operating a dispensary in Worcester and has a current cultivation facility in Bellingham (9,000 s.f.).

A memo dated October 10th was entered into the record. Contents include the following: No commercial kitchen is contemplated for edibles. 1 to 2 delivery vans are expected per week at full functionality. A conceptual floor plan was also added to the record. Security was discussed as well as a 5-day growing operation. On occasion Saturday deliveries and Saturday trimming and packaging could be anticipated. Tenant fit costs are an estimated 65% of the cost of the building.

On a motion by Mr. Santoro, seconded by Mr. Chamberlain, the public hearing was closed. Mr. Santoro made a motion to approve the Special Permit and Site Plan Review per the draft Certificate of Action. Mr. Chamberlain seconded with all in favor.

Adjournment - The meeting was adjourned at 8:30 p.m. on a motion made and duly seconded. The next meeting was scheduled for November 14, 2019 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner