

Holliston Planning Board Meeting Minutes of May 14, 2020

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 and read the following statement: Pursuant to the Governor's Order suspending certain provisions of the Open Meeting Law M.G.L. c. 30A paragraph 20, as well as the Select Board's Emergency Order dated March 16, 2020, the Planning Board will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted on the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting. At this time, a roll call attendance vote will be taken:

Chairman David Thorn - present
Karen Apuzzo-Langton - present
Josh Santoro – present
Jason Santos - present
Warren Chamberlain - present

General Business:

1. Approval of Minutes: April 30, 2020
On a motion by Mr. Santoro, seconded by Mr. Chamberlain, minutes were approved as written on a unanimous roll call vote.
2. Approval Not Required Subdivision
On a motion by Mr. Chamberlain, seconded by Mr. Santoro on a unanimous roll call vote, members agreed to endorse a plan entitled "Approval Not Required Plan of Land" prepared by Colonial Engineering, Inc. for Samuel Hiser and Enid Haller dated March 13, 2020 depicting a new lot located east of the existing dwelling #1380 Washington Street. The lots comply with minimum area and frontage in the AR-B zoning district.
3. Summitpointe Definitive Subdivision: Construction Extension
Present for Nature Walk Realty Development, LLC (aka Summit Pointe Realty Trust) was Atty. George Connors. He reviewed his written request dated May 7, 2020 and provided the members with an update of the construction and recent inspections in the subdivision. He noted that street trees and sidewalk have recently been installed and a revised surety request will be available for the next meeting. On a motion by Mr. Santoro, seconded by Mr. Santos, members voted to extend the construction deadline through October 31, 2020. The roll call vote in favor was unanimous.
4. Site Plan Review & Land Disturbance and Stormwater Management Permit: 39 Marshall Street
Members discussed the draft Certificate of Action in detail, noting that the ZBA had incorporated its comments into their Use Variance decision issued on the 6th. Twelve special conditions were discussed, including several suggested by peer review consultant David Faist, PE regarding stormwater. On a motion by Mr. Santoro, seconded by Mr. Chamberlain, members approved the application per the revised plans of record dated April 29, 2020 prepared by Weston & Sampson and Wellnesscapes per the draft decision as

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discussed. The roll call vote in favor was as follows: 4 – aye and 1 – abstain (Mr. Santos is a direct abutter.)

5. Continued Site Plan Review Discussion: 1569 Washington Street
Present for the Applicant/Owner was Joyce Hastings, PLS of GLM Engineering Consultants, Inc. She provided an overview of the application, noting plan revisions dated May 13th for the proposed construction of a 7,500 s.f. industrial building in an area of existing pavement within the Industrial zoning district.

The Chairman opened the meeting to the audience for questions and comments. Reiterating his written comments of May 14, 2020 was Robert Weidknecht of 40 Hemlock Drive. He suggested a special condition for planted evergreen berm as mitigation. Adding to Mr. Weidknecht's concerns were Deborah and Elliot Wheelwright of 64 Hemlock Drive.

On a motion by Mr. Santoro, seconded by Mr. Chamberlain members approved the site plan application per the record plan set prepared by GLM Engineering Consultants, Inc. Special conditions include the following: 1. The proposed 2' landscape/screening earthen berm shall be constructed as detailed on the Residential portion of the record site plan and plantings shall be 6' white pines, 2. The building shall be of non-reflective color and 3. All lighting shall be DarkSky compliant with no freestanding lighting in the parking area.

6. Notice of Violation under the Stormwater Management and Land Disturbance By-Law: 194 Lowland Street
Ms. Sherman updated the members on a letter dated May 7, 2020 that was initiated by Mr. Canney and reviewed by Town Counsel regarding violations for construction of berms at 194 Lowland Street. The letter calls for a filing within 30 days.

7. Board of Selectmen: Request for Support on Truck Exclusion in Woodland/Lowland Industrial Park Area
Mrs. Langton indicated that she had attended the Select Board's remote meeting of the 11th to discuss ongoing concerns in the Lowland Street area with regards to traffic safety. A draft advisory letter from Chief Matthew Stone was made available to members citing recent impacts to power lines and public safety with an alternate route through the industrial park via Jeffrey Avenue and Whitney Street. Members also reviewed an email from Atty. Talerman to the Board of Selectmen about the Truck Exclusion process through DOT. Speaking to members were Select Board Member, Tina Hein, Ann Marie Dorning of Timberledge Drive, and Michael Barry of Regal Street. Members were supportive of drafting correspondence to the Select Board supporting the process for pursuing an exclusion or other alternatives and potentially being part of a joint meeting.

**Continued Special Permit and Site Plan Review Public Hearing
Michael Alves (Scooby Truck Sales) – 1569 Washington Street**

The Chairman re-opened the hearing at 7:35 p.m. Present for the Applicant/Owner was Joyce Hastings, PLS of GLM Engineering Consultants, Inc. She indicated that she would like to pursue a Special Permit for use of the "dogleg" Industrial portion of the site. Ms. Sherman and Mr. Canney consulted with Town Counsel regarding the proposed access over Residential land.

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Members agreed to a site visit prior to the next session given its proximity to residential neighbors. Ms. Hastings requested that the public hearing be continued. Mrs. Langton made a motion to continue the public hearing until June 11th at 7:00 p.m. Mr. Santos seconded with all in favor on a roll call vote.

**Continued Public Hearing
Constitution Village Definitive Subdivision Modification**

The Chairman opened the public hearing at 7:50 p.m. Per a written request from Mr. McKinnon dated May 12, 2020 requesting a continuance until June 11th, members voted unanimously on a roll call vote to continue the public hearing until June 11th at 7:15 p.m. the motion was made by Mr. Santoro and seconded by Mr. Chamberlain.

Adjournment - The meeting was adjourned at 8:40 p.m. on a motion made and duly seconded. The next meeting was scheduled for June 11, 2020 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner