

Holliston Planning Board Meeting Minutes of April 9, 2020

Call to Order: The Chairman called the regular meeting to order at 6:55 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 (joined the meeting at 7:20 p.m.)
Jason Santos - present
Warren Chamberlain was absent.

General Business:

1. Approval of Minutes

February 27, 2020 – On a motion by Mrs. Langton, seconded by Mr. Santos, amended minutes were approved on a unanimous roll call vote.

March 26, 2020- On a motion by Mrs. Langton, seconded by Mr. Santos, minutes were approved as written on a unanimous roll call vote.

2. Constitution Village Definitive Subdivision – Construction Extension and Form E (Construction Cost Estimate)

Atty. Jeff Roeloffs and Jim Sullivan of Guerriere & Halnon joined the members for a brief discussion about tabling the requests until a future date with an agreement to meet at a staff level to provide the members with additional information. On a motion by Mrs. Langton, seconded by Mr. Santos, members agreed to move the discussion until April 30, 2020 on a unanimous roll call vote.

Continued Zoning By-Law Amendment Public Hearing Expired Retail Marijuana Moratorium

The Chairman re-opened the public hearing at 7:05 p.m. and began discussion. Mrs. Langton noted for clarity that the provisions are expired and have been replaced within the text of the by-laws with a permanent prohibition of retail adult use facilities. With no questions from the remote audience, the Chairman asked for a recommendation to the Town Moderator. Mrs. Langton made a motion to recommend the deletion to the Town Meeting. Mr. Santos seconded. The roll call vote in favor was unanimous (3-0-0). Mrs. Langton made a motion to close the public hearing. Mr. Santos seconded with all in favor on a roll call vote.

Recess

Members took a recess until 7:20 p.m. to await Mr. Santoro's arrival.

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

The Chairman re-opened the hearing at 7:20 p.m. It was noted that Mr. Santoro had joined Mr. Thorn in the Selectmen's Meeting Room of Town Hall. Present for the Applicant/Owner was Joyce Hastings, PLS of GLM Engineering Consultants, Inc. She provided an overview of the application, noting the proposed construction of a 7,500 s.f. industrial building in an area of existing pavement within the Industrial zoning district and proposed 31,800 s.f. outdoor storage area to include a rack with truck bodies and several storage trailers within the Residential zoning district. It was noted that the applicant had purchased additional land (parcel 45) which is primarily in the Residential zoning district with a nominal amount of frontage on Washington Street. The wetland expanse and the limited upland area for additional expansion of development on the northern portion of the site was noted. Ms. Hastings clarified that approximately 4 acres of the site was already developed.

Ms. Hastings noted that the filing is also before the conservation Commission and has been peer reviewed by David Faist, PE of CMG for stormwater management. She reviewed the issue of the proposed being identified as "Land Under High Potential Pollutant Load" by both Mr. Faist and abutter Robert Weidknecht of 40 Hemlock Drive in written comments received and entered into the record. She noted that in response, the area of proposed storage was proposed to be curbed and paved and has been accounted for in the revised stormwater design that includes oil grit separators in the catch basins as well as a forebay and detention basin (See plan revisions dated April 8, 2020).

Members asked for clarification on distance to residential neighbors as well as the quality of the screening within that area. It was noted that the area is wooded, with maples, oak and pines prevailing. Ms. Hastings noted that no lighting is proposed for the storage area and that the applicant had agreed to adjust any existing lighting to Dark Sky fixtures. Streeviews and Google Earth images were reviewed. Ms. Hastings stated that she could revisit the site and define potential areas for additional screening with staggered plantings.

The chairman opened the public hearing to the audience for questions and comments. Reiterating his written comments was Robert Weidknecht of 40 Hemlock Drive. He stated that his primary concern was allowing outdoor storage (which he characterized as an Industrial use) within the residential zoning district. He added the importance of identifying and managing snow storage as well as the ability to contain the proposed expansion given the historic creep of this land use. He also expressed concerns for noise and visual screening. Adding to Mr. Weidknecht's concerns were Deborah and Elliot Wheelwright of 64 Hemlock Drive.

Several members noted that they were not inclined to support the Special Permit petition based on the concerns raised. Ms. Sherman clarified that the application was two-fold – Site Plan Review for a by right use in the Industrial zoning district for the 7,500 s.f. storage building as well as the Special Permit petition for outdoor storage of materials and equipment.

Ms. Hastings requested that the hearing be continued so that she could consult with her client about options.

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Mr. Santoro made a motion to continue the public hearing until April 30th at 7:00 p.m. Mr. Santos seconded with all in favor on a roll call vote.

**Special Permit Public Hearing
Earthlight Solar- 56 Boynton Road**

The Chairman opened the public hearing at 8:15 p.m. and waived the reading of the public hearing notice. Joining the members and representing the applicant was Vivec Jani, Project Manager for Earthlight. He provided an overview of the proposed rooftop photovoltaic installation of a 323kW project to be constructed in four arrays interconnected to the building's main power supply. He noted that the energy will not be serving any future user of the building. He identified a staging area for the solar panel and inverter materials (see GLM plot plan in application materials). He noted that the industrial building is currently under construction and is unoccupied. It was clarified that no solar carports are being proposed. Mr. Jani represented that the project will take approximately 4-5 weeks to install. Proposed hours of construction are 7 – 4 Monday through Friday with crews coming from their Connecticut Office area.

The Chairman opened the meeting to the audience and noted that there were no audience members on either video or audio participation options.

Mr. Santoro made a motion to close the public hearing and to approve the Special Permit based on General and Special Conditions developed for solar projects, with the hours of construction and plan of record as offered. Mr. Santos seconded with all in favor on a roll call vote.

**Public Hearing
Constitution Village Definitive Subdivision Modification**

The Chairman opened the public hearing and waived the reading of the public hearing notice on a motion by Mr. Santoro, seconded by Mr. Santos with all in favor on a roll call vote. Atty. Jeff Roeloffs and Jim Sullivan from Guerriere and Halnon joined the members to discuss a request for continuance. On a motion by Mr. Santoro, seconded by Mrs. Langton, members voted unanimously on a roll call vote to continue the public hearing until April 30th at 7:15 p.m.

Adjournment - The meeting was adjourned at 8:32 p.m. on a motion made and duly seconded. The next meeting was scheduled for April 30, 2020 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner