

Holliston Planning Board Meeting Minutes of July 23, 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
Scott Ferkler – absent

General Business:

1. Approval Not Required Subdivision

On a motion by Mr. Santoro, seconded by Mrs. Langton on a unanimous roll call vote, members agreed to endorse a plan entitled "Plan of Land" prepared by J.D. & Associates, Inc., for Paul Champney, Trustee dated July 15, 2020. The locus is 1485 Washington Street.

2. Amber Two R&D, LLC, 0 Norfolk Street – Extension to Land Disturbance Permit

Mr. Santos made a motion to extend the permit to July 22, 2021. Mrs. Langton seconded with all in favor on a roll call vote.

3. Constitution Village – Covenant and Plan Endorsement

Atty. Mark Bobrowski was present for the Board members to discuss the proposed covenant and final plan for the approved subdivision modification. Atty. Conforti was present. Mr. Santoro made a motion, seconded by Mr. Santos to allow the Chairman to endorse the plan set as prepared by Guerriere & Halnon.

4. 1490 Washington Street – Parking Review

Atty. Robert Burr and Anthony Graceffa, owner, were present to discuss the parking plan for the property. The Site Plan Review and Special Permit decision previously approved by the Planning Board requires the applicant to return to the Board for additional parking review. The Chairman asked if the detention basin would be fenced and Mr. Graceffa noted that it would. He noted that the area to be paved was staked in the field. Also pending is installation of the stockade fence denoted on the plan.

All five bays in Building B and two in Building C will be utilized by the two tenants as proposed in Atty. Burr's letter of July 22nd. The proposed parking plan by Dan Merriken, PE was referenced. For both proposed tenants, 17 spots are being provided total under the 1.3 per employee calculation identified under Section V-C Off-Street Parking (expansion to 24 spots shown on the plan).

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Mr. Santoro made a motion to accept the parking plan as submitted for the two proposed tenants. Mr. Santos seconded with all in favor on a roll call vote.

**Public Hearing: Definitive Subdivision Modification
New Hopping Brook Trust – Hopping Brook Business Park**

The Chairman opened the hearing at 7:35 p.m. and waived reading the hearing notice into the record. Present for the applicant was Peter Bemis, Engineering Design Consultants, Inc. The plan entitled Modification of Subdivision Plan of Land dated June 24, 2020 and prepared by Engineering Design Consultants was submitted. The roadway is being proposed at 5,750 feet in total and is being reduced in length by several hundred feet. The existing drainage system and planned cross-country water line interconnection to Holliston Woods are still planned.

The Chairman opened the hearing to the public. Andy Reseska was present with Richard Kase of Chestnut Street. The stormwater for the roadway is being treated in the existing detention basin along the roadway at the existing end of pavement area near the facility at 465 Hopping Brook.

On a motion by Mr. Santoro, seconded by Mr. Santos, members approved the requested modification on a unanimous roll call vote.

**Public Hearing: Special Permit
CRG Integrated Real Estate Solutions – 555 Hopping Brook Road**

The Chairman opened the public hearing at 7:47 p.m. and waived reading the hearing notice into the record along with a comment letter from Fire Chief, Michael Cassidy. Present for the applicant was Peter Bemis, Engineering Design Consultants, Inc. He presented a series of exhibits, including an analysis of the potential tax revenue of the planned facility. He stated that CRG is anticipating the purchase of 75 acres for \$16,000,000 in land value. He gave an overview of the development company.

Mr. Bemis noted the planned tilt up slab construction and the general layout. 10 sheets of the record Site Plan Review plan set were reviewed in detail, including drainage, landscaping and lighting. Similarly, he presented the screening and cross-section exhibits prepared for the site plan review.

Per the Special Permit application, the following uses are being proposed under zoning by-Laws Section III(G): 1.Processing of goods, that is, taking goods from pallets and repackaging them (storage, packaging and assembling per Section III-G, sub-section 2 general industrial uses), 2. Storage of more than 15,000 s.f. of ‘hazardous and toxic” materials such as consumer home goods also per that same general industrial use category as well as 3. Outdoor storage of equipment. Mr. Bemis noted that 200,000 s.f. of outdoor storage is allowed by-right based on the building’s dimension or 25% and 37% of building area is proposed for storage of empty trailers based upon all of the denoted trailer spaces. Mr. Bemis read a statement regarding compliance with the Board’s regulations and the Zoning By-Law.

The Chairman opened the hearing to the audience. The following individuals spoke and asked questions: Steve and Ann McElhenney of 12 Carriage House Way, Mark Regan of 15 Carriage House Way, James Bruce of 1 Olde Surrey Lane, Janet and Tim Sheehan of 5 Olde Surrey

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Lane, Matthew Minch of 4 Olde Surrey Lane, Matthew Smith of 13 Carriage House Way, Veronica Kelly of 26 Stable Way, and Dorie Kilduff of 10 Carriage House Way all of Medway.

Issues raised include the construction impacts, potential well impacts, trucking impacts, potential diesel odor impacts, and overall quality of life impacts. Mr. Bemis noted that the land has been Industrial for over 40 years and Medway's zoning actually allows for 60 foot structures. Andy Reseska and Richard Kase of 45 and 56 Chestnut Street respectively expressed concern for the detention basin on the eastern side of the property. A 30% additional payment (an additional \$1,200) was suggested to compensate direct abutters to account for the building height increase over the maximum height. Mr. Bemis clarified that the coverage was below the allowances of the by-law at Section IV-B Schedule of Use Regulations "Max. % coverage: buildings, structures & accessory buildings". It was suggested that private well testing be provided as mitigation. Mr. Bemis suggested some baseline testing of wells.

It was suggested that the residents have an interest in the historic cart paths and "public roads" in Holliston. Mr. Bemis suggested that Atty. Antonellis had contacted Mr. Smith with regard to the land law dispute and the means to remedy. It was noted that the hours of operation for the proposed construction have been stipulated in the prior decision. Concerns were raised about the potential noise levels and odors, especially with an open-ended 24/7 operation. Some discussion of potential operational conditions followed.

On a motion by Mr. Santoro, seconded by Mr. Santos, the public hearing was continued to August 6th at 7:15 p.m. on a unanimous roll call vote.

**Public Hearing: OSRD Definitive Subdivision
Murch Prentice Realty Trust – Triangle Farm, off Mill Street**

The Chairman opened the public hearing at 9:38 p.m. and waived reading the hearing notice into the record. Correspondence was received from Robert and Anne Maxcy at 75 Bonney Drive and entered into the record. Present for the applicant was Rob Truax, GLM Engineering Consultants, Inc. He provided an overview of the proposed project, noting that this 12-acre parcel has been laid out as an OSRD or cluster subdivision, utilizing a conventional layout as the basis for calculating the 6-lot density with an additional bonus lot added per the by-law allowances. 6.2 acres of open space is the minimum requirement under the by-law and additional open space has been provided.

The Chairman opened the meeting to the audience. The following individuals spoke: Sharon Ablondi of 350 Prentice Street, John and Brenda Fannon of 129 Mill Street, and Deb Moore of 183 Mill Street. It was clarified where the roadway location falls on the property and Mr. Truax agreed to re-assess the orientation of the roadway to accommodate the Fannon's concerns about direct headlight impacts. Additionally, the issue of prior disposal of tires and other debris was raised. Mr. Truax agreed to investigate the issue further. Mrs. Moore asked if the builder has been identified. She noted prior impacts of developers on Mill Street with regard to general housekeeping.

Scott Moles, Board of Health Agent noted that additional soil evaluation for the site would be required as some of the information is rather dated.

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On a motion by Mr. Santos, seconded by Mr. Santoro, the public hearing was continued to September 17, 2020 at 7:15 p.m. on a unanimous roll call vote.

Adjournment - The meeting was adjourned at 10:16 p.m. on a motion made and duly seconded. The next meeting was scheduled for August 6, 2020 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner