

**Holliston Planning Board
Meeting Minutes of February 12, 2020**

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

Call to Order: The Chairman called the regular meeting to order at 7:00 p.m. in the Downstairs Meeting Room (#014) of the Town Hall, 703 Washington Street.

General Business:

Approval of Minutes

On a motion by Mr. Santos, seconded by Mr. Chamberlain, the minutes of January 30, 2020 were approved as drafted.

Site Plan Review/Stormwater and Land Disturbance Permit

Marshall Street Solar, LLC, 39 Marshall Street

Steve Weihs of Weston and Sampson Engineers, Inc., was present along with Atty. Bob Fasanella and Joe Harrison of SunRaise Development to discuss the proposed development of a large-scale solar photovoltaic array in an Agricultural-Residential District A zoning district. Mr. Weihs provided a comprehensive overview of the site and its history, noting the past uses, proposed cleanup of environmental areas of concern, and proposed permitting scheme for the project. He noted that there are open public hearings with both the Zoning Board of Appeals and the Conservation Commission and peer review of the proposed stormwater management system is underway by CMG Environmental Services on behalf of the Town.

The large-scale solar system would be comprised of 19,960 panels on approximately 21 acres; 29.5 acres would be converted from forest to grassy meadow. The panels are “stacked” in fours at a 25-degree tilt with 13 feet between the rows. A location-based incentive is available under the MA “SMART” programs for use of this brownfield site. Atty. Fasanella added that the outstanding environmental lien and proposed cleanup are the driving economic factors in the proposed development. Mr. Harrison added that they are trying to be proactive with regard to abutter screening and have met with the direct abutters to discuss their individual concerns. Mr. Weihs noted that plan revisions are underway to reflect discussions with abutters as well as feedback from the Conservation Commission after their initial meeting and site visit. Revisions include a cross-sectional analysis of the views into the site. The proposed panel anchoring was discussed in detail.

A site visit with Weston & Sampson staff was planned for the 25th at 3:15 p.m. The discussion was continued to the 27th meeting agenda.

Continued Site Plan Review

CRG Integrated Real Estate Solutions, 555 Hopping Brook Road

Peter Bemis of Engineering Design Consultants, Inc., was present to discuss the Site Plan Review application along with Frank Petkunas of CRG Integrated Real Estate Solutions and Michael Milanoski of Old Colony Development. Mr. Bemis noted the plan revisions and peer review response dated February 5, 2020 with regard to stormwater and the SWPPP (Sheet 33). He presented an additional sheet to the record plan set, providing additional detail on the planned land disturbance sequencing. Cut and fill calculations have been added to the plan set as well.

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It was suggested that section cuts from the abutting residential property lines could be provided. A site visit will be scheduled before the next meeting on the 27th. Peer review comments from the traffic engineer are expected in advance of that meeting.

Site Plan Review Modification

Good Chemistry Nurseries of Massachusetts, Inc., 390 Hopping Brook Road

Joyce Hastings, PLS of GLM Engineering Consultants, Inc., was present to discuss the Site Plan Review Modification application to construct two additions totaling 4,310 sq. ft., to the existing building. She reviewed the plans (dated January 13, 2020) and noted that the front addition is planned to accommodate employees and the rear addition is for the cultivation space and loading. The project will also reconfigure the existing parking layout to include 22 additional parking spaces without increasing the impervious area. She noted that all the mechanical systems have been added to the plan and are ground-mounted with acoustic enclosures. Baseline measurements for an acoustical analysis have been taken and a special condition of approval was discussed regarding noise. A transformer and portable generator docking station is included. She added that both electrical and water line upgrades are planned. She expects that the construction period will last 4-6 months.

Mr. Santos made a motion to approve the application with conditions as discussed. Mrs. Langton seconded with all in favor.

Adjournment - The meeting was adjourned at 9:25 p.m. on a motion made and duly seconded. The next meeting was scheduled for February 27, 2020 at 7:00 p.m. Meetings were also scheduled from March 5 and 26 as well as April 9.

Respectfully submitted,

Karen L. Sherman, Town Planner