

Holliston Planning Board Meeting Minutes of September 3, 2020

Call to Order: The Chairman called the regular meeting to order at 6:30 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 (joined at 6:50 p.m.)
Josh Santoro – present (joined at 7:05 p.m.)
Jason Santos - present
Scott Ferkler - present

General Business:

1. Approval of Minutes
On a motion by Mr. Santos seconded by Mr. Ferkler on a unanimous roll call vote, members approved the minutes of July 16, 2020 and August 6, 2020 as drafted.
2. Stormwater and Land Disturbance Permit – ADESA Auction Boston, 194 Lowland Street
Tabled pending receipt of plan revisions and peer review input.
3. Laurel Glen – Construction Extension
Skip Kelleher of Minglewood Development, LLC has asked for a continuance of 2 years for his development Brooksmont Meadows (Laurel Glen) (dated August 24, 2020). On a motion by Mr. Ferkler, seconded by Mr. Santos, members unanimously extended the deadline until June 2021 on a roll call vote. A project update and revised Form E estimates will be requested in advance of that date.
4. Continued Site Plan Review – Well No. 5 Water Treatment Facility
Ms. Sherman provided an update on the overall permitting process for the Town's project, noting that the Conservation Commission was posed to approve the application on September 8, 2020. She indicated that Mr. Clapp had shared the draft Order of Conditions and that the only pertinent Special Condition was related to use of native plantings.

Mrs. Langton made a motion to approve the Site Plan Review filing and empower the Town Planner to issue a Land Disturbance and Stormwater Management Permit under the Town By-Law. Mr. Santos seconded with all in favor on a roll call vote.
5. Web Industries, 220 Hopping Brook Road –Amended Site Plan
David Biancavilla, PE of BSC Group was present to discuss amending the Site Plan. Correspondence was received from David Biancavilla, PE (dated August 28, 2020) along with plans entitled "Web Industries, Inc., Project Enterprise, 220 Hopping Brook Road,

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Holliston, MA, Site Plan Modification Request” dated August 28, 2020, prepared by BSC Group. Todd Peal, Senior Project Manager, JM Coul, Inc. and Kevin young of WEB Industries were also present.

Mr. Biancavilla indicated that the controlling Special Permit was approved in 2000. The existing conditions were reviewed: 76,000 s.f. with 110 parking spaces were constructed. 30,000 s.f. of additional building was allowed and designed for in 2000. What is being proposed currently fits within that original footprint, including: Building addition 10,000 s.f. mezzanine space, 60 s.f. vestibule and 210 s.f. stairwells. Parking spaces to be added in the rear as well as 40 along the sides within the area designated on the approved plan. He indicated that the stormwater design can accommodate the 20,000 s.f. of additional pavement. Deep sump catch basins to be added, as well as a water quality unit. The existing detention basin is functional and designed for the proposed volumes. A small exterior equipment pad will also be added.

Kevin Young, Web Industries clarified that the company is contracted to make antigen COVID-19 tests (currently 1 million tests per week and increasing to 2.2 million testing kits per week by February). The expansion of employees will be from 85 to 154/shift.

Mr. Ferkler made a motion to accept the proposed site plan amendments as presented. Mr. Santos seconded with all in favor on a roll call vote.

6. Administrative Regulations. Ms. Sherman was directed to post the Admin. Rules and inform applicants. Members agreed to review the regulations and refine as a future work item.

PUBLIC HEARINGS:

Continued Special Permit and Site Plan Review

Michael Alves (Scooby Truck Sales) – 1569 Washington Street

The Chairman re-opened the hearing at 7:02 p.m. Joyce Hastings, PLS of GLM Engineering Consultants, Inc. provided a written request for continuance dated September 3, 2020.

On a motion by Mrs. Langton, seconded by Mr. Santos, the Special Permit and Site Plan Review public hearing was continued to 7:10 p.m. on October 1, 2020 on a unanimous roll call vote.

Continued Special Permit/Site Plan Review

ADESA Auction, Boston – 0 and 194 Lowland Street

The Chairman re-opened the hearing at 7:05 p.m. Atty. Peter Barbieri was present along with Jack Nash, Adesa Framingham General Manager, Brian Brewer, PE of Kimley-Horn and Associates, Inc. and Keri Pyke of Howard Stein Hudson, to discuss the Special Permit/Site Plan Review for outdoor storage of vehicles. A Traffic Impact Assessment prepared by Howard Stein Hudson (dated August 31, 2020) was received along with several Site Plan sheets entitled “Adesa Holliston” prepared by Kimley Horn (dated 5/12/20). Correspondence was received from Mindy Payne of 614 Fiske Street (dated August 6, 2020). Supplemental application narrative was also received from Peter Barbieri (dated August 28, 2020).

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Atty. Barbieri reviewed his August 28th correspondence and revised plans. He clarified the proposed operations and noted that as a result of their initial meeting with the Conservation Commission, 23 spaces have been removed from the proposal (far left), 34 acres of the site beyond the developed area would be designated as open space (either in fee or by conservation restriction). Additional landscaping along the southerly side of the property has been added, as well as a guard shack and septic area. Mr. Brewer shared the site plans remotely and offered several clarifications.

Keri Pyke with Howard Stein Hudson was present to discuss their report of August 31, 2020. She reviewed the trip generation, truck access and route analysis, truck turning movements, and complete street assessment provided in their report. Members noted the late filing of materials and expressed their frustration with that fact.

Mr. Santos and Mr. Thorn will meet with Ms. Sherman to scope out peer review of the traffic technical memorandum. Audience members were encouraged to provide any traffic-related questions to Ms. Sherman ASAP.

On a motion by Mr. Santos, seconded by Mr. Santoro, the public hearing was continued to , October 1, 2020 at 7:10 p.m. on a unanimous roll call vote.

Adjournment - The meeting was adjourned at 7:47 p.m. on a motion made and duly seconded with a unanimous roll call vote. Meetings were scheduled for September 17, 2020 at 7:00 p.m. and October 1, 2020.

Respectfully submitted,

Karen L. Sherman, Town Planner