

## **Holliston Planning Board Meeting Minutes of September 17, 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  
Jason Santos - present  
Scott Ferkler – present  
Josh Santoro – absent

### **General Business:**

1. Approval of Minutes  
On a motion by Mr. Santos seconded by Mr. Ferkler on a unanimous roll call vote, members agreed to approve the minutes of September 3, 2020 as drafted.
2. Hollis Hills – Form E  
Mr. Santos made a motion to approve the Form E Construction Cost Estimate in the amount of \$191,210.40 and empower the Chairman to endorse the Form K Performance Secured by Lender's Agreement.
3. Summit Pointe – Surety Reduction and Construction Extension  
Correspondence received from George Connors (dated September 10, 2020), asking for an extension for completion of the subdivision to June 2021. Mr. Santos made a motion seconded by Mr. Ferkler with all in favor to adjust the surety to \$89,719 and extend completion of the subdivision to June 2021.
4. Appointment to Community Preservation Committee  
Discussion was tabled until October 1, 2020.

### **Public Hearings:**

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

The Chairman re-opened the public hearing at 7:20 p.m. Present for the applicant was Rob Truax, GLM Engineering Consultants, Inc. Correspondence from Peer Review Engineer, David Faist, P.E. of CMG Environmental, Inc. (dated August 18 and September 17, 2020). Plans dated May 8, 2020 and revised September 10, 2020 entitled "Definitive Open Space Subdivision, Triangle Farm, a 7 Lot Single Family Residential Subdivision, Holliston, Massachusetts" were received along with a comment letter from Robert Truax of GLM

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Engineering, Inc. (dated September 10, 2020). Mr. Truax provided an overview of the plan revisions, peer review and permitting status for the project. He noted that the Conservation Commission hearing remains open and the open space disposition has not been finalized. He clarified the requested waiver for the intersection leveling area and noted that the adjusted intersection alignment results in a large amount of pavement. He suggested that a reduction from the 30' to a 20' radius may be feasible.

The Chairman opened the hearing to the audience. Jack and Brenda Fannon of 129 Mill Street expressed a preference to narrow the width of the radius, especially in the northeast direction. Fire Chief Michael Cassidy joined the call and agreed to evaluate the radius reduction request with Mr. Truax and the Highway Supt. The couple also indicated that they would prefer to remove the tree stump currently providing some screening and replace it with new plantings. Mr. Truax agreed to meet with them prior to the next hearing session.

On a motion by Mr. Santos, seconded by Mrs. Langton, the public hearing was continued to October 22, 2020 at 7:15 p.m. on a unanimous roll call vote.

**Continued Special Permit**

**CRG Integrated Real Estate Solutions – 555 Hopping Brook Road**

The Chairman re-opened the public hearing at 7:55 p.m. and read correspondence from Peter Bemis of Engineering Design Consultants, Inc., (dated September 10, 2020) asking for a continuance.

On a motion by Mr. Ferkler, seconded by Mr. Santos, members continued the Special Permit public hearing until November 12, 2020 at 7:15 p.m. on a unanimous roll call vote.

**Adjournment** - The meeting was adjourned at 8:56 p.m. on a motion made and duly seconded with a unanimous roll call vote. Next meeting was scheduled for October 1, 2020 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner