

## **Holliston Planning Board Meeting Minutes of October 22, 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 – present

### **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 October 1, 2020 as drafted.
2. Approval Not Required Subdivision(s) – Plan of Land on Birchwood Road  
Varoujan Hagopian, PLS of Connorstone Engineering, Inc., was present to discuss the two vacant lots on the southerly side of Birchwood Road and the westerly side of Pinecrest Road. On a motion by Mr. Santos seconded by Mr. Ferkler the Board voted to empower the Agent to endorse a plan prepared by Connorstone Engineering, Inc., entitled “Plan of Land on Birchwood Road in Holliston, MA” dated October 5, 2020.
3. Stormwater and Land Disturbance Permit – ADESA Auction Boston, 0 and 194 Lowland Street  
See discussion below under continued Special Permit Public hearing.

### **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 7:15 p.m. Present for the applicant was Rob Truax, GLM Engineering Consultants, Inc.

A draft Certificate of Action was circulated (dated October 16, 2020). Waivers from strict compliance from the Rules and Regulations were discussed, including intersection “landing area” in order to minimize the road cut, northern radius reduction and curbing. Mr. Truax agreed to pursue the radius issue with Chief Cassidy as discussed on September 17<sup>th</sup>. Members expressed reservations about the curbing waiver, citing long-term maintenance concerns.

**Holliston Planning Board  
Meeting Minutes of October 22, 2020**

The Chairman opened the floor to the audience. Select Board member Tina Hein noted that Mill Street will be subject to a reduction in speed limit (25 mph) and safety concerns are paramount. Jack and Brenda Fannon of 129 Mill Street were present. Mr. Fannon asked about the potential for localized flooding at the intersection. Mr. Truax noted that the intersection stormwater will be conveyed along the existing swale in front of the stone wall on the development's side of the street. The proposed roadway will also be crowned and stormwater will shed to the gutter. Mr. Truax also noted that he had not yet met with the Fannon's to discuss the issue of headlight impacts and potential screening.

On a motion by Mrs. Langton, seconded by Mr. Santoro, the public hearing was continued until November 12, 2020 at 7:05 p.m. 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 7:42 p.m. Atty. Peter Barbieri was present along with 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.

Brian Brewer, PE of Kimley Horn reviewed the following: Correspondence (dated October 9, 2020) regarding anticipated construction timeline, along with Stormwater Design Engineering Peer Review (dated October 6, 2020), Long Term Pollution Prevention and Maintenance Plan (dated October 6, 2020) and Site Development Plan for Adesa Holliston (dated October 6, 2020). He reviewed progress with the Conservation Commission, noting that their public hearing has closed and a draft Order of Conditions is being drafted. He noted that additional soil testing had been completed, verifying the infiltration system design. He also noted receipt of a clean review letter from Dave Faist, PE of CMG.

He confirmed that the final number of spaces after revision is approximately 500 on approximately 6 acres and the additional land will be conveyed to the Conservation Commission as open space. He noted that there is access to the proposed land to be donated directly from Lowland Street.

Details of the operations & maintenance plan for stormwater were discussed, including the system's capacity for oil and water separation and storage and recommended frequency for inspection and cleaning. The issue of de-icing was discussed and Mr. Brewer hypothesized that de-icing materials would likely be limited by the Conservation Commission. The issue of endangered species habitat was clarified. Mr. Brewer clarified that this stormwater design has been upgraded to be a use with a potentially higher pollutant load, that is, fleet storage or storage of a large number of vehicles. Snow storage has been identified within the fenced perimeter within the parking lot itself.

A Performance Standard memo was received from Peter Barbieri of Fletcher, Tilton PC. He noted that at 90% capacity at the Framingham site, Adesa began to look for overflow locations. Adjustments to operations were clarified, including the fact the no large carriers would be leaving the site and 9-car carriers would transport vehicles to the site from regional roadways.

**Holliston Planning Board  
Meeting Minutes of October 22, 2020**

Kerry Pike of HSH was present and discussed the following: Correspondence from John Shevlin, PE of Pare Corporation (dated September 28, 2020 and October 21, 2020) regarding traffic engineering peer review and her response correspondence dated October 14, 2020. Suggested truck routes were discussed. Mr. Barbieri noted that the driveway could be reconfigured to limit turning radius into the site to limit access from the Fiske Street area via Bullard Street or Central Street. Mr. Shevlin quickly reviewed his latest peer review comments (dated October 27, 2020), noting that their qualifications of the proposed use are based on information provided by the applicant as this is not a commonly identifiable use.

The Chairman opened the floor to the audience. The following individuals spoke: Sherborn Planning Board Chairwoman Marian Neutra (See also correspondence of October 22), Holliston Select Board member Tina Hein (See also correspondence of October 22), Carol Khouri of 40 Bullard Street, Carol McGarry of 262 Western Ave (See also correspondence of October 15), Leslie Negri of Northway Street, Michelle Mahigan of 76 Regal Street, Keefe and Carol Bailey of 17 Lowland Street, Sarah Baroud of 21 Lowland Street, Pat and Cherie Hafford of 242 Lowland Street, Audrea Szabatura of 31 Noel Drive, Mike Pensack of 125 Marilyn Street, and Ellen Trolland of 101 Marilyn Street. It was suggested that the traffic engineers look at the impacts of Lista/Stanley Black & Decker operations on the functionality of the Jeffrey and Lowland intersection. It was also suggested that the traffic counts were artificially low because of continuing use of the multiple access points into the park.

Also were made part of the hearing record were correspondence from the following individuals: Tina Hein, Select Board member (dated September 3, 2020 and October 22, 2020), Pat Hafford of 242 Lowland Street (dated September 3, 2020), Leslie Negri of 79 Northway Street (dated September 3, 2020), Ellen Trolland of 101 Marilyn Street (dated September 9, 2020), and a group letter from Carol McGarry of 262 Western Avenue, Sherborn, Donald Crawshaw of 198 Western Avenue, Sherborn, David Sossen of 234 Western Avenue, Sherborn, Frank Jenkins of 63 Western Avenue, Sherborn, Wes Wirth of 133 Western Avenue, Sherborn, Seth Molloy of 176 Western Avenue, Sherborn, Joseph and Bene Raia of 256 Western Avenue, Sherborn, Deepika Bhayana of 258 Western Avenue, Sherborn, Christopher and Patricia Severson of 264 Western Avenue, Sherborn, Lee and Elaine Cheretavian of 12 Ames Drive and Willow Tree Farm, 265 Western Avenue, Sherborn, Doug and Sally Brodie of 7 Curve Street, Sherborn, Tom and Donna Trainor of 97 Washington Street, Sherborn, Hedy Wermer of 27 Brush Hill Road, Sherborn, Ken and Johanne Kaplan of 123 Mill Street, Sherborn and Susie and Warren Wheelwright of 137 Hunting Lane, Sherborn (dated October 15, 2020).

On a motion by Mr. Santoro, seconded by Mrs. Langton, the public hearing was closed on a unanimous roll call vote.

**Adjournment** - The meeting was adjourned at 10:35 p.m. on a motion made and duly seconded with a unanimous roll call vote. The next meetings were scheduled for October 29, November 12, and December 3, 2020.

Respectfully submitted,

Karen L. Sherman, Town Planner