

Holliston Planning Board Meeting Minutes of December 3, 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. In addition, in accordance to COVID-19 Order No. 54, this meeting must conclude by 9:30 pm. As some of us are in person, in Holliston's form of government, the municipal legislative body is Town Meeting and the Planning Board does not constitute a municipal legislative body, and therefore we must end by 9:30 PM as long as the Executive Order remains in force.

At this time, a roll call attendance vote will be taken:

Chairman David Thorn - present
Karen Apuzzo-Langton - present
Josh Santoro – joined the meeting at 7:05
Jason Santos - present
Scott Ferkler - present

GENERAL BUSINESS:

1. Approval of Minutes

On a motion by Mrs. Langton seconded by Mr. Santos on a unanimous roll call vote, members agreed to approve the minutes of November 12, 2020 as amended.

2. Deliberations – 194 Lowland Street, Adesa

After some discussion, Mr. Santoro made a motion to deny the application based on findings under the Zoning By-Laws (Sections VI and VII) as well as the Board's Regulations (Article VII) as documented in a draft Certificate of Action dated December 3rd. Mrs. Langton seconded with the vote in favor as follows: Mr. Thorn – aye, Mrs. Langton – aye, Mr. Santoro – aye, Mr. Santos – aye and Mr. Ferkler – aye.

Mr. Santoro also made a motion to deny the associated Stormwater and Land Disturbance Permit. Mr. Santos seconded with all in favor on a roll call vote.

3. White Pine Estates II – Construction Extension

Members reviewed correspondence (dated November 23, 2020) from George Connors of Connorstone Engineering requesting an extension for completion of the subdivision to November 2022. Mr. Santoro made a motion to extend the construction deadline until November 30, 2021. Mrs. Langton seconded with all in favor on a roll call vote. Mr. Santoro made a second motion to set the security amount for the subdivision at \$239,842 per the Form E prepared by Connorstone Engineering. Mrs. Langton seconded with all in favor on a roll call vote.

**Holliston Planning Board
Meeting Minutes of December 3, 2020**

4. Constitution Village – Construction Extension

Discussion was tabled until December 17, 2020 in order to have AP Associates finish its field inspection and make a recommendation. It was also noted that a surety establishment request for the newly constructed Pout Lane had been received and a recommendation from McClure Engineering had been submitted.

5. FY21 Professional Services Budget

Ms. Sherman indicated that there is a potential for need of a Reserve Fund Transfer because of litigation and demand for professional services. Mr. Santoro made a motion to empower the Chairman to represent the Board in front of the Finance Committee, if needed. The roll call vote in favor was unanimous. Ms. Sherman noted that Mr. Ahern had included additional funding in the Special Town Meeting Warrant for December 5th.

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. It was noted that Joyce Hastings, PLS of GLM Engineering Consultants, Inc. has requested a continuance.

On a motion by Mrs. Langton, seconded by Mr. Santoro, the Special Permit and Site Plan Review public hearing was continued to 7:00 p.m. on January 21, 2021 on a unanimous roll call vote.

Special Permit and Site Plan Review

Gill Realty Trust - I – 45 Washington Street

The Chairman opened the hearing at 7:22 p.m. Dan Merriken, PE of Legacy Engineering was present with owner/applicant Richard Gill of Gill Realty Trust-I to discuss demolition of the existing building and construction of a new building for auto sales and service. Correspondence from Werner F. Gossels, Trustee of Laine Realty Trust (91 Washington Street) dated 17, 2020 was entered into the record.

Mr. Merriken provide an overview of the proposed plans for redevelopment of the site, noting that essentially the existing building will function until the new building is occupied. Proposed building elevations were reviewed as were the existing and proposed site features. Mr. Merriken also provided an overview of the project permitting, noting open hearings before the Conservation Commission as well as the Zoning Board of Appeals.

It was clarified that there are two existing garage bays and six are proposed. Mr. Gill clarified that four of the bays would be for in-house service/repair and detailing, one for storage and one for staging. He indicated that they are not open to the public and service their sales vehicles and in-house warranty issues (approximately 80 cars per month). It was confirmed that no body work and no outside work would occur. Mr. Gill also noted that the current storage containers would also be removed.

Holliston Planning Board Meeting Minutes of December 3, 2020

He also clarified that operationally, hours of operation requested are Monday through Saturday 9:00 a.m. - 8:00 p.m. He also noted that his current Class II license is for 40 cars and the site has been designed to accommodate 50 cars on display.

Some discussion of snow storage and de-icing followed as well as a detailed explanation of the proposed two infiltration basins and their operation and maintenance requirements. Interior drains with tight tanks were also noted with a confirmation that no vehicle washing would occur outside.

Mr. Gill disclosed that new inventory is primarily driven individually to the site but that some cars may come to the site via 1-ton pickup with gooseneck trailer (capacity of 3 cars). Their main location is in Natick on Rte. 9. A review of the turning radii and driveway sight distances was requested. Additionally, members asked for additional details on landscape species given the request for waiver.

The Chairman opened the meeting to the public. Asking questions about the application were Carol Khouri of Bullard Street.

On a motion by Mrs. Langton, seconded by Mr. Santoro, the Special Permit and Site Plan Review public hearing was continued to 7:15 p.m. on January 21, 2020 on a unanimous roll call vote.

Special Permit and Site Plan Amendment Rich Gordon, Hopping Brook Development, LLC– 56 Boynton Road

The Chairman opened the hearing and waived reading the notice. Owner/applicant Rich Gordon was present along with Kevin Young, Vice President of Medical Device Manufacturing at WEB Industries to discuss allowing storage, shipping and receiving of non-hazardous raw materials at 56 Boynton Road for WEB. Plans entitled “Site As-Built Plans, 56 Boynton Road, Holliston, Massachusetts” dated October 14, 2020, prepared by GLM Engineering Consultants, Inc. were submitted along with correspondence from Robert Truax of GLM Engineering Consultants, Inc. (dated December 2, 2020).

Mr. Young reviewed the proposed use of the site as a single-tenant, noting that the facility would have 24/7 security staff and would be used for receiving deliveries of raw materials.

Discussion of issuance of the permit for WEB’s limited use (aka non-transferable) as well as limiting truck deliveries to 6 a.m. to 6 p.m. via designated truck routes followed. Mr. Young clarified that the raw materials would be delivered to Boynton via tractor trailer and would be shuttled to 220 Hopping Brook via vans. He clarified that the 220 Hopping site is currently working two 12-hour shifts and the bulk of materials would be moved during the daytime shift with minimal warehouse personnel working overnight. All finished testing kits would be shipped directly from 220 Hopping Brook to the ultimate distribution facility.

The Chairman opened the meeting to the public. Asking questions about the proposal were Lindsey Dupres of 3 Winterberry Lane (Medway) and Jeff Rozak of 6 Hooksett Circle (Medway). Ms. Dupres raised concerns about lighting impacts on her property. Mr. Gordon

**Holliston Planning Board
Meeting Minutes of December 3, 2020**

indicated that he would re-assess the security lighting, which he believes are programmable, and provide fixture information for the file.

On a motion by Mr. Santos, seconded by Mr. Santoro, the Special Permit and Site Plan Amendment public hearing was continued until December 10, 2020 at 7 p.m. The roll call vote in favor was unanimous.

Adjournment - The meeting was adjourned at 9:05 p.m. on a motion made and duly seconded with a unanimous roll call vote. Next meeting scheduled for December 17, 2020 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner