

Holliston Planning Board Meeting Minutes of January 7, 2021

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 and address 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 – present
Jason Santos - present
Scott Ferkler - present

General Business:

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Mr. Santos, members agreed to approve the minutes of December 10, 2020 as drafted on a unanimous roll call vote.

2. Constitution Village – Construction Deadline and Surety Update

Members reviewed correspondence received from Dale MacKinnon, Project Manager (dated November 24, 2020) regarding punch list items for the 2020 construction season. In addition, members contemplated the extension of the subdivision through November 2021, a Form E surety for Pout Lane, and Lot Release request for the lots on Pout Lane.

Mr. Santoro made a motion, seconded by Mr. Santos to approve the following actions:

- a. Extend the life of the entire subdivision (2001 and 2020 modification) to 11/2021 with a construction schedule to be reviewed and approved in April 2021.
- b. Establish surety for Pout Lane at \$287,885.65 based on the review and recommendation of the Form E prepared by Dale MacKinnon by Peter Engle, PE of McClure Engineering.
- c. Empower the Chairman to execute the Lot Release form to allow for construction and sale on the individual lots on Pout Lane upon receipt of the surety in an acceptable form.

The roll call vote in favor was unanimous.

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3. Continued Land Disturbance and Stormwater Permit Discussion – CRG Integrated Real Estate Solutions

Members reviewed the following documents submitted for consideration:

- Correspondence from Peter Bemis, Engineering Design Consultants, Inc. (dated December 11, 2020)
- Stormwater Pollution Prevention Plan for Site Construction Activities at 555 Hopping Brook Road, Holliston, MA (dated December 10, 2020), prepared by Engineering Design Consultants, Inc.
- Plans entitled “Phase 1, Timber Harvest Plan, 555 Hopping Brook Road, Holliston, Massachusetts” (dated October 1, 2020), “Phase II Construction Erosion Control Plan (dated December 3, 2020), 2 sheets entitled “Phase 3 Erosion Control Plan” (dated October 22, 2020), “Stormwater Pollution Prevention Plan” (dated November 19, 2019) and “Intermediate Construction Erosion Control Plan” (dated December 3, 2020)
- Correspondence and Equipment Specification Sheet from Soini Corp. (dated December 21, 2020 – received January 7, 2021)
- Peer review correspondence from David Faist of CMG Environmental Services (dated December 10, 2020 and January 7, 2021)
- EPA Construction General Permit authorization.

Present for the applicant was Peter Bemis of Engineering Design Consultants, Inc. and Atty. Richard (Chip) Nylen of Lynch, Desimone & Nylen, LLP. Also present were David Faist, PE of CMG Environmental Services and Town Counsel, Jason Talerman of Mead, Talerman & Costa, LLC.

Mr. Bemis re-stated that his priority is to resume felled tree removal as soon as possible (Phase I). Clarification of the area in consideration, proposed schedule and hours of operation followed. Mr. Bemis stated that skidding, log preparation and hauling is proposed in Phase I for the approximately 18-20 acres that were cut as well as installation of proposed erosion controls, including the construction entrance. Mr. Faist suggested a pre-construction meeting after the erosion control installation as well as the prescribed SWPPP inspections (applicant, representatives, as well as third party). Proposed Phase II would include further tree cutting in 5 acre cells.

Members discussed a potential site visit and expressed frustration about receipt of meeting materials on the day of a meeting. Atty. Talerman, Ms. Sherman and Mr. Faist were charged with drafting some terms of work for proposed Phase I in advance of the next Board meeting scheduled for January 21st including provisions for operations in and around inclement weather. Mr. Bemis agreed to update the project submittals in response to the CMG peer review comments as well as provide additional details for Phase I operations, essentially verifying and updating Mr. Soini’s correspondence of December 21, 2020. Mr. Bemis did indicate that no Saturday work would be proposed at this time.

On a motion by Mr. Santos, seconded by Mr. Santoro, with all in favor on a roll call vote, members requested that a plan and protocol for Phase I be provided for the meeting on January 21, 2021.

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Continued Special Permit

CRG Integrated Real Estate Solutions – 555 Hopping Brook Road

The Chairman re-opened the public hearing at 8:15 p.m. Peter Bemis of Engineering Design Consultants, Inc. was present for the applicant along with Atty. Chip Nylen of Lynch, Desimone & Nylen, LLP. Also present were David Faist, PE of CMG Environmental Services, Bob Michaud, PE of MDM Transportation and Town Counsel, Jason Talerman of Mead, Talerman & Costa, LLC.

The following documents were entered into the record:

- Correspondence from Peter Bemis of Engineering Design Consultants, Inc. (dated December 17, 2020),
- Correspondence/MGL C. 30, s. 31 Findings from Jonathan Gulliver, Highway Administrator of MassDOT (dated December 18, 2020),
- Correspondence/Peer Review Comments from Robert Michaud, P.E. of MDM Transportation Consultants, Inc. (dated December 23, 2020),
- Correspondence/Transportation Impact Assessment and Appendix from Scott Thornton and Rana Elsamifard of Vanasse & Associates, Inc. (dated November 18, 2020)

Correspondence was also received from the following individuals and town agencies: Holliston Economic Development Committee (dated January 7, 2021), Joan Hugenberger of 864 Washington Street (dated December 3, 2020), Ann McElhinney of 12 Carriage House Way, Medway (dated December 7, 2020), Mary & Gary Rotatori of 14 Olde Surrey Lane, Medway (dated December 7, 2020), Jan Klein of 48 Piedmont Drive (dated November 16 & 18, 2020), Susan Schnapp of 4 Glacier Way (dated November 18, 2020), David Bastille of 136 Rockland Street (dated November 13, 2020), Stanley and Rhonda Parker of 33 Piedmont Drive (dated November 16, 2020), Linda Zavalick of 26 Glacier Way (dated November 16, 2020), Susan Roll of 305 South Street (dated December 26, 2020) and Anne Lindsay and David Schwarz DVM of 170 Adams Street (dated November 16, 2020).

On a motion by Mr. Santoro, seconded by Mr. Santos, members continued the Special Permit public hearing until February 4, 2021 at 7:05 p.m. on a unanimous roll call vote after extensive discussion with Atty. Talerman regarding the actual proposed use and the land use code utilized in the traffic study. Atty. Talerman outlined discrepancies between the general warehousing use and the approved site plan and suggested that the two issues be squared away. Atty. Nylen joined the discussion. Members indicated their preference to continue the matter and to prioritize a presentation of the traffic study and peer review comments at the start of the session on February 4th. Ms. Sherman indicated that she has been informed that revised site plans as well as a noise study prepared by Cavanaugh Tocci Associates, Inc. would be submitted for consideration.

Adjournment - The meeting was adjourned at 8:54 p.m. on a motion made and duly seconded with a unanimous roll call vote. The next meeting was scheduled for January 21, 2021 at 7:00 p.m.

Karen L. Sherman, Town Planner