

## **Holliston Planning Board Meeting Minutes of April 1, 2021**

### **Call to Order:**

The Chairman called the regular meeting to order at 7:13 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

Josh Santoro – present

Scott Ferkler – present

Karen Apuzzo-Langton and Jason Santos were absent.

### **General Business:**

#### **1. Approval of Minutes**

On a motion by Mr. Santoro seconded by Mr. on a unanimous roll call vote, members agreed to approve the minutes of March 18, 2021 as drafted.

#### **2. Approval Not Required Subdivision(s)- Constitution Village**

Dale McKinnon, PE was present from Guerriere & Halnon along with Atty. Angela Conforti of FRE Building Co., Inc. Mr. McKinnon noted that the lot sizes are being adjusted to accommodate a five-bedroom septic design and the lots exist within on Pout Lane within the Constitution Village Subdivision. On a motion by Mr. Santoro, seconded by Mr. Ferkler, the Board voted to empower the Agent to endorse a plan prepared by Guerriere & Halnon, Inc., entitled "Pout Lane, Old Cart Path, 'Constitution Village', Holliston, MA" dated March 29, 2021.

#### **3. Holliston Woods – Release of Surety**

Tabled per request of Scott Constantineau of Pulte Homes in order to address homeowner concerns.

#### **4. Annual Town Meeting Articles: Zoning and Road Acceptances**

##### **a. Comprehensive Long-Range Planning Committee**

Mary Greendale was present to discuss the citizen's petition to vote the creation of a Comprehensive Long-Range Planning Committee to develop "Envisioning Future Holliston". Members expressed their individual support of the proposal.

##### **b. Scenic Road Designation: South Street and Kampersal Road**

Millie Kampersal of South Street was present to discuss potential support of a Scenic Road designation for inclusion in the Warrant for both South Street and Kampersal

**Holliston Planning Board  
Meeting Minutes of April 1, 2021**

Road. Members were supportive of the proposal. On a motion by Mr. Santoro, seconded by Mr. Ferkler, the members agreed to petition the BOS to re-open the Warrant and add the Article as drafted.

Zoning By-Law Amendment Articles

Members discussed scheduling a public hearing for the ZBA-sponsored large-scale solar power generation system article as well as the Planning Board-sponsored Temporary Retail Marijuana Moratorium (Section VIII) repeal that was pulled from the Warrant as non-essential last year. A hearing will be scheduled for April 29, 2021.

Road Acceptances

a. Summit Pointe Drive

Atty. George Connors was present to discuss Nature Walk, LLC's request regarding acceptance of the road known as Summit Pointe Drive. Submitted was a plan set entitled "Plan of Acceptance of Summit Point Drive, Sta. 0+00 to Sta. 18+96.49, in Holliston Massachusetts", dated September 10, 2020", prepared by Connorstone Engineering, Inc. Mr. Connors noted that the performance bond for the project stands at \$89,719.00 and a request for release will occur after acceptance.

He identified cracks in a drainage pipe within the drainage easement between lots 7 and 8 revealed during a CCTV inspection and jetting of the drainage system on March 31st. Repairs have been outlined by the inspector and project engineer Vito Colonna will coordinate the proposed repair and inspection with Ali Parand, PE and Highway Supt. Tom Smith.

On a motion by Mr. Santoro, seconded by Mr. Ferkler, the Board recommended acceptance of the roadway in its entirety to the Select Board on a unanimous roll call vote.

b. Highlands At Holliston (Indian Circle, Mohawk Path, Mayflower Landing)

Atty. Conforti was present to discuss her correspondence dated March 11, 2021 requesting acceptance of the subdivision roads for Highlands at Holliston. Dale McKinnon, PE and Jim Sullivan of Guerriere and Halnon were present as well. Garreth Brannigan of Mohawk Path was present for the Highlands II Homeowner's Association and recommended against acceptance at this time.

On a motion by Mr. Santoro, seconded by Mr. Ferkler, the Board voted not to refer the streets for acceptance. The vote in favor was unanimous.

5. Web Industries, 220 Hopping Brook Road – Site Plan Modification

Present was David Biancavilla of BSC Group to discuss modifications to the approved Site Plan to expand the existing rear parking lot by 72-spaces and to modify the existing stormwater detention basin per plans entitled "Project Enterprise, Site Plan" dated February 16, 2021, prepared by BSC Group. Peer Review correspondence from David Faist of CMG Environmental, Inc., dated March 15, 2021 and March 30, 2021 was entered into the record. Designated snow storage and landscaping were discussed within the parking area.

**Holliston Planning Board  
Meeting Minutes of April 1, 2021**

Members reviewed a draft Certificate of Action dated March 31, 2021. Mr. Santoro made a motion to approve the application based on the draft. Mr. Ferkler seconded with all in favor on a roll call vote.

NextGrid Snowberry, LLC, 1070 Washington Street – Site Plan Review (Lil Folk Farm)  
Daniel Serber of Next Grid and Brendan Kling of Grady Consulting, LLC was present to discuss proposed ground-mounted 14’ shade/carport units in the paddock area coupled with barn roof solar equal to a large-scale solar generation system. The two presented a plan set entitled “Site Plan, 1070 Washington Street, Holliston, Massachusetts”, dated November 30, 2020, prepared by Grady Consulting, LLC. Visibility from the Upper Charles Trail was noted. Mr. Serber noted that there was no tree cutting proposed and no impervious surface being added. Mr. Kling noted that any drip line erosion that occurs within the gravel paddock area can be addressed with a gravel trench. Staging areas have been identified to the north of the larger barn. Because of the active agricultural operation, the Dubin family will be interacting with staging and timing of the installation. A 3-week construction period is estimated.

On a motion by Mr. Santoro, seconded by Mr. Ferkler, the application was approved per the submitted plans on a unanimous roll call vote. An as-built drawing will be required and any field changes will be put on record.

6. Preliminary OSRD Subdivision Plan – Constitution Village, LLC (Garnet Lane)  
Dale McKinnon, PE of Guerriere & Halnon, Inc., was present to discuss proposal of four (4) lots located on the northerly side of Old Cart Path and easterly side of the Town right-of-way formerly known as Jennings Road. The property consists of approximately 4-acres of land in the Agricultural-Residential District B zoning district. A plan set entitled “Garnet Lane: A Preliminary Subdivision Plan in Holliston, Massachusetts”, dated February 12, 2021, prepared by Guerriere & Halnon, Inc. was submitted.

Correspondence was received from Conservation Agent, Ryan Clapp (dated March 25, 2021). Mr. McKinnon noted that a filing with the Conservation Commission will also be required.

Frank Hartwich of Concord Street asked a question about the proposed drainage.

Mr. Santoro made a motion to approve the filing with the following directives to the applicant:

1. Evidence should be provided to justify this OSRD design per the stated Purpose of Section V-H(1).
2. The Open Space disposition shall be specified under the provisions of Section V-H(8)(A)(3) of the Holliston Zoning By-Laws.
3. Approval by the Planning Board shall not be treated as, nor deemed to be, approval by the Board of Health for a permit for the construction and use on any lot of an individual sewage system.
4. Additional permitting for the project was identified by the Conservation Commission in Mr. Clapp’s memo of March 25<sup>th</sup> and a Stormwater and Land Disturbance Permit under

**Holliston Planning Board  
Meeting Minutes of April 1, 2021**

the Town's Stormwater Management and Land Disturbance By-Law and the Board's Regulations.

5. The Applicant shall provide additional evidence of their ability to make improvements to the proposed site access over the area formerly known as Jennings Road in order for the Board to make an informed decision regarding the location and construction of Garnet Lane. Any extraordinary legal review expenses of said documentation may be subject to the provisions of c. 44, s. 53G and the Board's Rules and Regulations for Project Review Fees.

Mr. Ferkler seconded with all in favor on a roll call vote.

**Adjournment** - The meeting was adjourned at 8:48 p.m. on a motion made and duly seconded with a unanimous roll call vote. The next meetings were scheduled for April 15, April 29, May 6 and May 20, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner