

## **Holliston Planning Board Meeting Minutes of April 15, 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 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  
Josh Santoro – present  
Jason Santos - present  
Scott Ferkler - present

### **General Business:**

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

On a motion by Mr. Santoro seconded by Mr. Ferkler, members agreed to approve the minutes of April 1, 2021 as drafted (Mrs. Langton and Mr. Santos abstained as they were not present.).

#### **2. Approval Not Required Subdivision(s) – 28 South Street, Ashland/Holliston**

On a motion by Mr. Santoro, seconded by Mr. Santos, the Board voted to empower the Agent to endorse a plan prepared by Martinez, Couch & Associates entitled "Agricultural Preservation Restriction Plan, Exclusion Lot Survey" dated January 5, 2021. The roll call vote in favor was 4-0-1 (Mrs. Langton abstained)

### **Continued Special Permit Public Hearing**

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

The Chairman re-opened the public hearing at 7:09 p.m. Mr. Santoro made a motion to establish a curfew of 10 p.m. Mrs. Langton seconded. Through discussion, Mr. Santoro amended his motion to 9 p.m. Mrs. Langton agreed and the roll call vote in favor was unanimous.

The Chairman opened the floor to the public. Asking questions were the following individuals:

John DeLoge of 957 Washington Street  
Joe Mastrangelo of 84 Dunster Road  
Donald Taylor of 9 Madison Drive  
Mike Carlyle of 9 Olde Surrey Lane, Medway  
Cashelle Larson of 175 Winthrop Street  
Rita Bell of 37 Locust Street  
Liz Theiler of 17 Norland Street  
Gene Muller of 76 Courtland Street

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Terri Stiffler of 58 Front Street  
Barbara Ryan of 14 Irving Place  
Atty. Scott Carman of Krems, Jackowitz & Carman (7 Medway abutters)  
Michael Barry of 54 Regal Street  
Suzanne Adelman of 46 South Street  
Gary Donlin of 45 Alberta Lane  
Janet Sheehan of 5 Olde Surrey Lane, Medway  
Charles Meyers of 9 Curtis Lane  
Virginia Roach of 105 Arch Street  
Nick Marra of 123 South Street  
Chester Williams of 15 Carriage House Way, Medway  
Steve and Anne McElhinney of 12 Carriage House Way, Medway  
Paul Faramelli of 80 Kim Place  
Matt Mnech of 4 Olde Surrey Lane, Medway  
Lauren Douglas of 20 Powderhorn Lane

The applicant was represented by the following team: Frank Petkunis of CRG, Atty. Chip Nylen, Peter Bemis of Engineering Design Consultants, Inc., Scott Thorton, P.E. from Vanasse Associates and Greg Tocci of Cavanaugh Tocci.

The following documents were entered into the public record:

- Correspondence from Board of Assessor (dated March 18, 2021).
- Correspondence from Christopher Menge of HMMH regarding peer review of noise study (dated March 17, 2021 and March 31, 2021).
- Correspondence from Peter Bemis of Engineering Consultants, Inc. (dated March 30, 2021 and April 8, 2021).
- Site Plan Modification and Civil Engineering Stormwater Peer Reviews from David Faist of CMG Environmental, Inc. (dated March 15 and April 6, 2021).
- Correspondence from Gregory Tocci of Cavanaugh Tocci (dated April 13, 2021).
- Correspondence from the following individuals: William & Antenette Neal of 8 South Street (dated March 15, 2021), Travis Hein of 142 Union Street (dated March 15, 2021 and March 24, 2021), Virginia Roach of 105 Arch Street (dated March 17, 2021), Charles Myers of 9 Curtis Lane, Medway (dated March 25, 2021), John Ratcliffe of 185 Marked Tree Road (dated March 18, 2021), Phil Schefter of 20 Amy Lane (dated March 18, 2021), Heather Barresi of 37 Cedar Farm Road, Medway (dated March 18, 2021), Richard A. Nylen, Jr. and Donald R. Pinto, Jr., of Lynch, DeSimone & Nylen, LLP (dated March 18, 2021), Gary Donlin of 45 Alberta Lane (dated March 19, 2021, March 30, 2021 and April 6, 2021), Carol Holly of 78 Briarcliff Lane (dated March 19, 2021), Brooke Stebbins of 43 Peter Street (dated March 20, 2021), Dr. Donald Taylor of 9 Madison Drive (dated March 20, 2021), Eileen Muller of 76 Courtland Street (dated March 20, 2021), Rami Mitri of 175 Winthrop Street (dated March 23, 2021, March 29,

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2021, April 7, 2021 and April 13, 2021), Andrew Krim of 6 Jackson Drive (dated March 23, 2021), A. Dave DeStefano of 1797 Washington Street (dated March 23, 2021), Leonard Epstein of 81 Jackson Drive (dated March 20, 2021), Ann McElhinney of 12 Carriage House Way, Medway (dated March 25, 2021), Joanna Gannon of 1929 Washington Street (dated March 25, 2021), Kate Connell of 38 Mechanic Street (dated March 29, 2021), Lisa Matthews of 136 Goulding Street (dated March 30, 2021), Terri Stiffler of 58 Front Street (dated March 28, 2021), Joan Levinsohn of 66 Jarr Brook Road (dated March 27, 2021), Helen Hadley Dana of 58 Jackson Drive (dated March 22, 2021), Dawn Durning-Hammond of 32 Railroad Street (dated March 30, 2021), Jan Klein of 48 Piedmont Drive (dated March 29, 2021), Charles Metcheur of 1894 Washington Street (dated April 5, 2021), Rita Bell of 37 Locust Street (dated April 6, 2021), Lynn and Jeffrey Hewes of 121 Rockland Street (dated April 5, 2021), Mark, Raquel and Alexandra Nelson of 1 Fisher Street (undated), and Anne Lindsay of 170 Adams Street (dated April 7, 2021).

On a motion by Mr. Santoro, seconded by Mr. Santos, the public hearing was continued to May 6, 2021 at 7:00 p.m.

**Adjournment** - The meeting was adjourned at 8:53 p.m. on a motion made and duly seconded with a unanimous roll call vote. The next meetings were scheduled for April 29, 2021 and May 6, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner