

Holliston Planning Board Meeting Minutes of May 6, 2021

Call to Order:

The Chairman called the regular meeting to order at 6:45 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 (joined at 6:50 p.m.)

Jason Santos - present

Scott Ferkler - present

General Business:

Continued Site Plan Review – Geoffrey Zeamer, 87 & 125 Jeffrey Avenue

Joyce Hastings of GLM Engineering Consultants, Inc. was present along with Michelle Zeamer for the continued discussion. Members reviewed a draft Certificate of Action. Mrs. Langton made a motion to approve the Certificate of Action as drafted. Mr. Ferkler seconded, with the vote as follows: 3 – aye and 1- abstain (Mr. Santos).

Continued Special Permit Public Hearing and Amended Site Plan Review CRG Integrated Real Estate Solutions – 555 Hopping Brook Road

The Chairman re-opened the public hearing at 7:00 p.m. Members discussed a curfew of 9 p.m. Mrs. Langton made a motion seconded by Mr. Santos, to end the meeting by 9 p.m. the roll call vote in favor was unanimous.

Atty. Chip Nylen of Lynch, Desimone & Nylen, LLP was present along with Peter Bemis of Engineering Design Consultants, Inc., Scott Thorton of Vanasse Assoc., Greg Tocci of Cavanaugh Tocci, Frank Petkunis of CRG and owner, Jon Delli Priscoli. The following documents were entered into the public record and were presented and discussed:

- Plan set entitled “555 Hopping Brook Road, A Modification of the Definitive Site Plan in Holliston, Massachusetts (Middlesex County)” prepared by Engineering Design Consultants, Inc., dated November 16, 2019 and revised February 5, 2020, March 2, 2020, February 5, 2021 and April 13, 2021.
- Plan set entitled “Sections, 555 Hopping Brook Road, Holliston, Massachusetts”, prepared by Engineering Design Consultants, Inc., dated January 8, 2020 and revised August 4, 2020, January 13, 2021 and April 13, 2021.
- Response to Peer Review Comments (March 15 and April 6, 2021) from Peter Bemis of Engineering Design Consultants, Inc. (dated April 27, 2021).
- Stormwater Calculations, 555 Hopping Brook Road, Holliston, MA, prepared by Engineering Design Consultants, Inc., dated November 16, 2019 and revised February 5, 2020, February 5, 2021 and April 13, 2021.

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- Plan set entitled “Potential Parking Plan, 555 Hopping Brook Road, Holliston, Massachusetts” prepared by Engineering Design Consultants, Inc., dated November 16, 2019 and revised thru April 13, 2021.
- Correspondence (3) from Richard A. Nylen, Jr. of Lynch, Desimone & Nylen, LLP all dated April 29, 2021 (Summary of Mitigation 4/27/21), letter in support of Site Plan approval amendment and letter in support of Stormwater and Land Disturbance Permit amendment.
- Correspondence from CRG regarding “Responses to Questions asked in the April 15, 2021 Planning Board Meeting” dated April 29, 2021.

Town Counsel Jay Talerma discussed procedural options for the Board with regard to the multiple applications and the ability to “meld” them as well as the option to keep the hearing open or closed to deliberate on the issues. He indicated that although largely finished with testimony and evidence, the potential for supplemental mitigation offers and discussion of potential operating conditions as well as the technical peer review by the civil engineer would be justification to keep the hearing open for another session. Atty. Nylen and Mr. Petkunis agreed.

Correspondence received from the following individuals was entered into the record: Fire Chief Michael Cassidy (dated April 29, 2021), Eileen Muller and Eugene Muller of 76 Courtland Street (dated April 9, 2021), Janet Sheehan of 5 Olde Surrey Lane, Medway (dated April 14, 2021, April 16, 2021 and April 29, 2021), Joan Hugenberger of 864 Washington Street (dated April 14, 2021), John and Christine Luczkow of 306 Washington Street (undated), Cashelle Larsen and Rami Mitri of 175 Winthrop Street (dated April 14, 2021, April 15, 2021 and April 27, 2021), Virginia Roach of 105 Arch Street (dated April 14, 2021), Chester and Sandra Sims Williams of 15 Carriage House Way, Medway (undated), Deborah Gleason of 429 South Street (dated April 14, 2021), Susan Woodrow of 136 Union Street (undated), Terri Stiffler of 58 Front Street (dated April 14, 2021), Ellen Piontek of 45 Garrett Way (dated April 15, 2021), David Bastille of 136 Rockland Street (dated April 15, 2021), Kathleen Kirkman of 57 Monroe Drive (dated April 15, 2021), Greta Kahn of 39 Garrett Way (dated April 15, 2021), Laurie and John Markoff of 280 Marked Tree Road (dated April 15, 2021), Joyce and Walter Dias of 78 Monroe Drive (dated April 15, 2021), Matthew Mnich of 4 Olde Surrey Lane, Medway (dated April 15, 2021), Cheryl Clinton of 283 Chamberlain Street (dated April 15, 2021), Cynthia Little of 77 Garrett Way (dated April 16, 2021), Jacqueline Barillet of 173 Union Street (dated April 20, 2021), Vivek Diwanji of 41 Garrett Way (dated April 20, 2021),

On a motion by Mrs. Langton, seconded by Mr. Santoro, the public hearing was continued until June 3, 2021 at 7:10 p.m. The roll call vote in favor was unanimous.

Adjournment - The meeting was adjourned at 8:05 p.m. on a motion made by Mr. Santoro, seconded by Mrs. Langton with a unanimous roll call vote. The next meeting was scheduled for May 20, 2021 at 7:00 p.m.

Karen L. Sherman, Town Planner