

## **Holliston Planning Board Meeting Minutes of May 20, 2021**

### **Call to Order:**

The Chairman called the regular meeting to order at 7:03 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 - absent

### **General Business:**

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

On a motion by Mr. Santoro, seconded by Mrs. Langton, members agreed to approve the minutes of April 29, 2021 (Mr. Santos abstained) and May 6, 2021 as amended on a unanimous roll call vote.

#### **2. Appointment of Associate Member**

After some discussion, Mrs. Langton made a motion to appoint Mr. Santoro as Associate Member effective on his swearing in after the May 25, 2021 Town Election. Mr. Santos seconded with all in favor on a roll call vote.

#### **3. Continued Site Plan Review – SCS Marshall 012252 Holliston, LLC, 280&150 Marshall Street**

Correspondence was received from Jeff Brandt of TRC dated May 7, 2021 asking for a continuance to discuss the Site Plan Review and Stormwater and Land Disturbance applications filed for the 30.73 acre town site located at 280 and 150 Marshall Street for a ground-mounted solar array.

Mrs. Langton made a motion to continue the Site Plan Review until June 17, 2021, seconded by Mr. Santoro with all in favor on a unanimous roll call vote.

### **Continued Special Permit/Site Plan Amendment Public Hearing Hopping Brook Development, LLC – 56 Boynton Road**

The Chairman re-opened the hearing at 7:20 p.m. Joyce Hastings of GLM Engineering Consultants, Inc., was present along with owner/applicant Rich Gordon of Hopping Brook Development, LLC. Since the previous session, plan revisions have been made in response to peer review comments from CMG Environmental (Plan set entitled "Amended Site

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Development Plan, 56 Boynton Road, Holliston, Massachusetts” prepared by GLM Engineering Consultants, Inc., dated February 1, 2019 and revised March 5, 2019, March 21, 2019, October 9, 2019, March 29, 2021 and May 12, 2021 was submitted along with the Stormwater Management Report “56 Boynton Road”, Holliston, Massachusetts, dated February 5, 2019 and revised October 9, 2019, March 29, 2021 and May 12, 2021). Peer review correspondence from David Faist of CMG Environmental, Inc., (dated May 18, 2021) was entered into the record.

Cut sheets for the wall pack lighting were reviewed as well as placement of fixtures. Lindsey Despres and Don Ralph of Winterberry Lane, Medway were present to discuss their concerns about the lighting and potential drinking water impacts. Adjustments to the stormwater basin were noted. Ms. Hastings noted that the building is approximately 600’ away from the residents. Suzanne Adelman of South Street inquired about hours of operation and maintenance of Hopping Brook Road. Mr. Gordon indicated that he would prefer that the Board allow operation of the building 24/7 with the trucking restrictions from the December 2020 Special Permit and the added condition that all activities occur within the building between the hours of 6 p.m. and 6 a.m.

Mr. Santoro made a motion to approve the Special Permit/Site Plan Amendment Certificate of Action as amended through discussion, seconded by Mr. Santos with all in favor on a roll call vote.

### **Continued Stormwater Amendments Public Hearing**

The Chairman re-opened the public hearing at 7:55 p.m. Members briefly discussed proposed text for the following with Rebecca Balke, PE of CEI:

- Amend Subdivision Rules and Regulations Section 5.3 Stormwater Management and Appendix B BMP Design Guidelines to be consistent with Article XI Regulations for Stormwater Management and Land Disturbance in terms of performance standards, inspections and design guidelines.
- Amend Article VII Regulations for Special Permits and Site Plan Review 7.4(D) Stormwater Management and Appendix B BMP Design Guidelines to be consistent with Article XI Regulations for Stormwater Management and Land Disturbance in terms of performance standards, inspections and design guidelines.
- Amend Article XI to reflect implementation of the General By-Law Article XLI Stormwater Management and Land Disturbance By-Law with regard to Minor and Major Land Disturbance Permits, permit procedures, performance standards, Erosion Control Plan and Operation and Maintenance plan requirements, and enforcement.

Ms. Balke noted that the focus of the regulation changes to meet the MS4 Permit (Permit) is on construction inspection, erosion control and O&M. Use of Low Impact Development strategies and new pollutant removal criteria are also included to assist the Town in achieving Permit requirements, especially with regard to phosphorous, nitrogen, chloride and suspended solids. She noted that impaired waters within the community have been identified by EPA within Holliston as well as the Charles River Watershed. Erosion control requirements have been expanded, performance standards have been consolidated into the regulations and inspections and as-builts have been added.

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Mr. Santoro made a motion to approve the amendments to the Subdivision Regulations, regulations for Special Permits and Site Plan Review and Stormwater Management and Land Disturbance as discussed and Mrs. Langton seconded with all in favor on a roll call vote.

**Adjournment** - The meeting was adjourned at 8:25 p.m. on a motion made by Mr. Santoro and duly seconded by Mrs. Langton with a unanimous roll call vote. The next meeting was scheduled for June 3, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner