

## **Holliston Planning Board Meeting Minutes of August 12, 2021**

### **Call to Order:**

The Chairwoman called the regular meeting to order at 7:00 p.m. and read the following statement: Pursuant to the June 16, 2021 Act relative to extending certain COVID-19 measures adopted during the state of emergency suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, the Planning Board will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted to the Town's webpage within 24 hours in accordance with 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:

Chairperson Karen Apuzzo-Langton - present  
David Thorn - present  
Jason Santos - present  
Scott Ferkler – present  
Barbara Peatie - present

### **General Business:**

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

On a motion by Mr. Santos, seconded by Ms. Peatie, members agreed to approve the minutes of July 29, 2021 on a unanimous roll call vote.

#### **2. Approval Not Required Subdivision(s) – 12 Fiske Pond Road**

Owner George Fiske was present to discuss this plan of land within the 15-lot Fiske Pond Definitive Subdivision. The lot is one of the 4 remaining and complies with the zoning established for the subdivision under Special Permit in the cluster subdivision. On a motion by Mr. Thorn seconded by Mr. Santos, the Board voted to empower the Town Planner to endorse a plan prepared by DGT Associates entitled, Approval Not Required Plan of Land in Holliston, Massachusetts, Middlesex County – South District, dated August 6, 2021.

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

Ariel Davidson and Jeff Brandt of TRC were present along with Rennie Freedman of SolSystems 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. Correspondence addressed to Ryan Clapp, Conservation Agent dated April 30, 2021 from David Faist of CMG Environmental, Inc. regarding the stormwater management design along with comments from the Town Planner dated 8/12/21 were entered into the record. Ms. Davidson clarified the added landscape screening on the north side of the access road and the erosion control inspection program during construction. Tree cutting will be limited to the equipment pad area.

Mr. Santos made a motion to approve the Site Plan Review and Stormwater Management and Land Disturbance Permit per the draft Certificate of Action, seconded by Mr. Ferkler with all in favor on a unanimous roll call vote.

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**Definitive Subdivision Plan Public Hearing  
Eagle Path, LLC – 0 Prospect Street**

The Chairwoman opened the hearing at 7:25 p.m. and waived reading the hearing notice into the record. Robert Duff, P.E. of Guerriere & Halnon, Inc. was present along with owner/applicant John Hovsepian to discuss creating a 4-lot residential subdivision on 6.3 acres at 0 Prospect Street. The plan of record entitled “Eagle Path, Definitive Subdivision in Holliston, Massachusetts” dated April 29, 2021 and the Stormwater Report, Eagle Path, Holliston, MA dated April 29, 2021 were both prepared by Guerriere & Halnon, Inc.

Correspondence received from David Faist of CMG Environmental, Inc., dated June 30, 2021 regarding stormwater management design, as well as comments from the Conservation Agent dated August 3, 2021, the Highway Director dated August 5, 2021 and the Town Planner dated August 12, 2021 were entered into the record. Mr. Duff indicated that revisions would be submitted and a Notice of Intent would be filed with the Conservation Commission shortly.

The applicant has asked for the following waivers:

1. Section 5.255 Curbing: In lieu of vertical granite curbing, allow installing modified Cape Cod bituminous curbing. This is consistent with the curbing on Prospect Street which has bituminous concrete curb on one side only.
2. Section 5.553 Shade Trees: Relief from strict compliance with the shade tree requirement. The applicant requests to install 10 trees instead of the required 20 trees. The required number is due to Lots #1 and #4 having frontage of over 300 feet.
3. Section 5.4.3 Exterior Lightings: To install free standing lights at the end of each driveway in lieu of traditional street lights.
4. Section V-H 2(b): To construct a conventional subdivision instead of an Open Space Residential Development (OSRD).

Members expressed concern for the waivers, especially #1&2. After considerable discussion, additional information was requested on waiver #4.

The Chairwoman opened the hearing to the public. Asking questions and expressing concerns were the following individuals: Benjamin Kraus of 163 Prospect Street, Tyler Aldridge of 17 Smithhurst Drive, Paula Hammet of 201 Marked Tree Road, Sally Freeman of 33 Smithhurst Drive, and Nancy Maillet of 43 Smithhurst Drive. Issues of high groundwater, drainage, and tree cover were discussed. Mr. Duff noted that a “Limit of Clearing” line is shown on the erosion control plan. A site visit will be planned before the next hearing session.

Mr. Thorn made a motion to continue the hearing until September 23<sup>rd</sup>. Ms. Peatie seconded with all in favor on a roll call vote.

**Special Permit Modification Public Hearing  
Hollis Hills Senior Residential Development – 229 Hollis Street**

The Chairwoman opened the hearing at 8:03 p.m. and waived reading the hearing notice into the record. Owner/applicant John Walsh was present to discuss a proposal to contribute to the Affordable Housing Trust Fund in lieu of building two affordable housing units.

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Comments submitted by the Town Planner dated August 12, 2021 were entered into the record as was email correspondence from Housing Trust President Bryan Clancy. Representing the Trust at the hearing was Warren Chamberlain of 16 Roy Avenue.

Mr. Walsh provided some background on the 32 unit project, noting that their preference is to provide a buyout for the two affordable units.

Mr. Thorn made a motion to continue the hearing until September 2<sup>nd</sup>. Ms. Peatie seconded with all in favor on a roll call vote.

**Appointee Updates:**

Ms. Peatie gave an update on the Comprehensive Long Range Planning Committee. Mr. Thorn noted that he would be attending the EDC meetings upon re-appointment. Re-appointment of Mr. Chamberlain as Associate Member will be considered at the next session.

**Adjournment** - The meeting was adjourned at 8:29 p.m. on a motion made by Mr. Ferkler and duly seconded by Ms. Peatie with a unanimous roll call vote. The next meetings were scheduled for September 2 and 23, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner