

**Holliston Planning Board
Meeting Minutes of December 2, 2021**

Call to Order:

The Chairwoman called the regular meeting to order at 7:04 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. Thorn, seconded by Ms. Peatie, members agreed to approve the minutes of November 4 as written on a unanimous roll call vote. On a motion by Mr. Ferkler, seconded by Ms. Peatie, members agreed to approve the minutes of November 18, 2021 as written on a unanimous roll call vote.

**Continued Special Permit and Site Plan Review Public Hearing
Highmark Provisions, LLC – 201 Summer Street**

The Chairwoman re-opened the hearing at 7:08 p.m. Atty. Peter Barbieri of Fletcher Tilton was present along with Mark Vlachos and Grayson Gaunya of Highmark Provisions. Members reviewed a draft Certificate of Action (revised December 2nd). Mr. Gaunya noted that the property manager had recently completed the work on the driveway discussed at the last session. Atty. Barbieri noted concerns for clarity in the lighting condition, noting that existing parking lot lighting may exceed the height specified. The Chairwoman asked if the applicant would be amendable to a non-transferability condition. Atty. Barbieri agreed, noting that licensing is also issued that way. Ms. Sherman suggested a condition be added regarding available regional public transportation.

The Chairwoman opened the floor to the public. No one asked questions or spoke in favor or against the proposal.

Mr. Ferkler made a motion to approve the Certificate of action as amended through discussion. Ms. Peatie seconded with the vote as follows on a unanimous roll call vote: Mrs. Langton, Ms. Peatie, Mr. Thorn and Mr. Ferkler –aye and Mr. Santos – abstain. Mr. Ferkler made a motion to close the public hearing. Mr. Thorn seconded with all in favor on a roll call vote.

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**Special Permit and Site Plan Review Public Hearing
ADESA Boston – 0 and 194 Lowland Street**

The Chairwoman opened the hearing at 7:25 p.m. and waived reading the hearing notice. Correspondence was received from Atty. Peter Barbieri of Fletcher Tilton (dated December 1, 2021) requesting a continuance to December 16, 2021 and it was shared on the screen and read into the record. It was noted that counsel for the applicant, Sander Rikleen of Sherin and Lodgen was present. The Chairwoman asked Atty. Brian Winner from Mead, Talerman and Costa, LLC to clarify the events since the Board's denial in December 2020 for the audience. He noted that during the Land Court appeal process, the applicant had expressed a willingness to revise the project and on a joint motion for remand, new evidence and testimony will be given to the Board during a new public hearing process.

On a motion by Mr. Santos, seconded by Mr. Ferkler, on a unanimous roll call vote, the public hearing was continued until Thursday, January 13, 2022 at 7:05 p.m.

Adjournment - The meeting was adjourned at 7:35 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Thorn on a unanimous roll call vote. The next meeting was scheduled for December 16, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner