

**Holliston Planning Board
Meeting Minutes of January 13, 2022**

Finance Committee Agenda Call to Order:

The Chairwoman called the regular meeting to order at 7:05 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

Ms. Peatie made a motion for a 9:00 p.m. curfew. Mr. Ferkler seconded with all in favor on a roll call vote.

**Definitive Subdivision Modification Public Hearing
Constitution Village – Old Cart Path, Hiawatha Trail, Minuteman Circle and portion of Governor Prentice Way**

The Chairwoman opened the hearing at 7:05 p.m. and waived reading the hearing notice into the record. Present for the applicant was Dale MacKinnon, PE of Guerriere & Halnon. The Chair noted correspondence received from Town Agencies including Deputy DPW Director, Robert Walker (dated December 6, 2021), Fire Chief, Michael Cassidy (dated December 13, 2021), Town Administrator, Travis Ahern (dated December 15, 2021) and Police Chief, Matthew Stone (dated January 3, 2022). Mr. MacKinnon acknowledged the correspondence and noted that he had been directed to investigate placement of fixtures based on available utilities and he would like to continue until the next session to do so.

Also entered into the record was correspondence from Cynthia S. and Bennett C. Bolton, 28 Annetta Road, Ashland (dated November 26, 2021), Betty Li, 29 Hiawatha Trail (dated December 12, 2021), Karthik Ramachandran, 172 Mohawk Path (dated January 3, 2022) and Stephen Wang, 16 Hiawatha Trail (dated January 12, 2022).

On a motion by Mr. Ferkler, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was continued until January 27, 2022 at 7:05 p.m.

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CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

ADESA Auction Boston – 0 and 194 Lowland Street

The Chairwoman re-opened the hearing at 7:09 p.m. and provided an overview of the public hearing process, noting that this is a mutually agreed remand and Ms. Peatie will be sitting as the fifth voting member.

Atty. Sander Rikleen of Sherin and Lodgen and Atty. Peter Barbieri of Fletcher Tilton were present for the applicant along with Brian Brewer, PE of Kimley-Horn and Associates, Inc., Keri Pike, PE of Howard Stein Hudson, and Greg Tocci of Cavanaugh Tocci to discuss the Special Permit and Site Plan Review application.

It was noted that Atty. Brian Winner of Mead, Talerman, and Costa, LLC was present and the Planning Board was utilizing the peer review team of David Faist, PE of CMG (civil engineering, stormwater and local regulations), Christopher Menge, INCE of HMMH (noise) and Bob Michaud, PE of MDM Transportation (traffic). Correspondence from David Faist, PE (dated December 21, 2021), Robert Michaud, P.E., MDM Transportation Consultants, Inc. (dated January 7, 2022) and Christopher Menge, INCE, HMMH (dated January 10, 2022) were entered into the record. The Chairwoman noted that some peer review materials were received after the January 6th meeting packet deadline. Members agreed that those items – traffic and noise – should not be discussed this evening.

Atty. Barbieri and Mr. Brewer gave an overview of the application. Materials including a “Project Statement Upon Remand for Auto Dealers Exchange of Concord, LLC d/b/a Adesa Boston, 0 and 194 Lowland Street, Holliston, MA 01746” (dated October 2021) and plans entitled “Site Plan Development Plan for Adesa Boston, 194 Lowland Street, Holliston, MA 01746” (dated 10/20/21), prepared by Kimley-Horn and Associates, Inc., along with a “Long Term Pollution Prevention and Maintenance Plan for ADESA Holliston, 194 Lowland Street, Holliston, MA” (dated October 6, 2020) which were entered into the record and used as exhibits.

Mr. Faist provided a summary of his peer review comments.

Also entered into the record was correspondence from Conservation Agent (dated November 29, 2021), Sarah Baroud, 21 Lowland Street (dated November 23, 2021), Carol Bailey, 17 Lowland Street (dated November 23, 2021), Bella Song and Hao Zhang, 5 Fiske Pond Road (dated January 4, 2022), Sarah Hill and Matt Gustowski, 1 Fiske Pond Road (dated January 4, 2022), Chuck Matzker, 3 Otis Street, Framingham (dated January 5, 2022), Tong Han, 20 Tea Party Lane (dated January 5, 2022), Jenny and Grant Gannaway, 11 Lone Oak Circle (dated January 5 and 6, 2022), Fei Zhu, 100 Garrett Way (dated January 5, 2022), Yiming Ou and Shangming Wei, 79 Mohawk Path (dated January 5, 2022), Meg Mahoney, 645 Washington Street (dated January 5, 2022), Barbara Ryan and Family, 14 Irving Place (dated January 5, 2022), Sarah and Jon Baroud, 21 Lowland Street (dated January 5, 2022), Michelle Mehigan, 76 Regal Street (dated January 5, 2022), Diana Marsh, Craig Tyrie, Brook Street, Sherborn (dated January 5, 2022), Nichole Kepnes, 85 Brush Hill Road, Sherborn (dated January 5, 2022), Meg Boggess, 62 Fiske Street (dated January 5, 2022), Anne Lindsay and David Schwarz, DVM, 170 Adams Street, (January 5, 2022), John and Susan Roll, 305 South Street

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(dated January 5, 2022), Pat and C.M. Hafford, 242 Lowland Street (dated January 5, 2022), Lisa Matthews, 136 Goulding Street (dated January 5, 2022), Ellen Troland, 101 Marilyn Street (dated January 5, 2022), Wendy Cabot, 1395 Washington Street (dated January 6, 2022), Teresa Anthony, 3 Fiske Pond Road (dated January 6, 2022), Tom and Amy VanLangen, 27 Snow Street, Sherborn (January 6, 2022), Audra Friend and Audrey Fergason, 33 Brook Street (dated January 6, 2022), Anne Schuette, 9 Course Brook Road, Sherborn (dated January 6, 2022) and Saloni Shah, 4 Fiske Pond Road (dated January 6, 2022), Jan Klein, 48 Piedmont Drive, (dated January 6, 2022) David Bastille, 136 Rockland Street (dated January 6, 2022), and Michael Duquette, 9 Fiske Pond Road (dated January 6, 2022), Eugene Chung, 19 Brook Street (dated January 6, 2022), Audrea and Michael Szabatura, 31 Noel Drive (dated January 6, 2022), Jane Rosengard, Maple Street, Sherborn (dated January 6, 2022), Serena Davis Hall, 11 Fiske Pond Road (dated January 6, 2022), Brent Hall, 11 Fiske Pond Road (dated January 6, 2022), Alison Quinan, 37 Pilgrim Road (dated January 6, 2022), Keefe Bailey, 17 Lowland Street (dated January 7 and 10, 2022), Elizabeth Harris, 55 Cranberry Lane (dated January 7, 2022), Joan Hill and Rick Shansky, 48 Winchester Drive (dated January 7, 2022), Xia Zhang, 48 Hollis Street, Sherborn (dated January 10, 2022), Marian Neutra, Ph.D., Chair, Sherborn Planning Board (dated October 22, 2020) and Allyson King, 38 Page Farm Road, Sherborn (dated January 10, 2022).

The Chair opened the hearing to the public and noted that questions will be addressed at the next session and should be focused on the site plan and operational details as presented this evening. The following individuals asked questions and raised issues on site plans and civil engineering concerns during the public portion of the hearing: Barbara Ryan of 14 Irving Place, Keith Bailey of 17 Lowland Street, Patrick Hafford of 242 Lowland Street, Audrea Szabatura of 11 Noel Drive, Carol McGarry of 262 Western Avenue, Sherborn, Sara Baroud of 21 Lowland Street, Michael Bernstein of 71 Elm Street, Ellen Troland of 101 Marilyn Street, Grant Gannaway of 11 Lone Oak Circle, and Harris Schnare of Regal Street.

On a motion by Mr. Santos, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was continued until Thursday, February 17, 2022 at 7:05 p.m.

General Business:

1. Approval of Minutes

On a motion by Mr. Santos, seconded by Ms. Peatie, members agreed to approve the minutes of December 2, 2021. On a motion by Mr. Santos, seconded by Mr. Thorn, minutes of January 3, 2022 as written on a unanimous roll call vote.

2. FY 23 Budget

On a motion by Mr. Santos, seconded by Mr. Ferkler, members approved a “level service FY23 budget” request in the amount of \$107,631 on a unanimous roll call vote.

3. Brooksmont – Surety Closeout

Mr. Ferkler made a motion to release the Arch Insurance Company bond in the amount of \$2,325,225 in its entirety as the project known as Brooksmont has been completed to the Board’s satisfaction by Pulte Homes. Mr. Thorn seconded with all in favor on a roll call vote.

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4. White Pine Estates – Construction Deadline and Surety Revision

Mr. Ferkler made a motion to extend the project deadline to November 15, 2022 with a detailed construction schedule to be received by June 1st. He also moved to increase the required surety amount to \$284,134 and authorize the Chairwoman to sign the extension agreement on behalf of the Board. Mr. Santos seconded with all in favor on a roll call vote.

5. Deer Run – Construction Deadline and Surety Revision

Mr. Ferkler made a motion to extend the project deadline to June 30, 2022 and increase the required surety amount to \$156,997. He also moved to authorize the Chairwoman to sign the extension agreement on behalf of the Board. Mr. Santos seconded with all in favor on a roll call vote.

6. Eagle Path – Plan Endorsement and Surety Establishment

Mr. Santos made a motion to authorize the Chairwoman to sign the Covenant and Definitive Plan on behalf of the Board and establish a base surety amount of \$729,384.05 based on the recommendation of our consulting engineer. Mr. Thorn seconded with all in favor on a roll call vote.

7. Triangle Farms – Surety Establishment and Lot Releases

Mr. Ferkler made a motion to accept the recommended base surety amount of \$728,181.00 and credited amount of \$244,596.00. He also moved to authorize the Chairwoman to sign the surety agreement and seven (7) Lot Release forms on behalf of the Board. Mr. Santos seconded with all in favor on a roll call vote.

8. Hopping Brook Phase II – Construction Deadline and Surety Revision

Mr. Ferkler made a motion to extend the project deadline to November 15, 2022 and increase the required surety amount to \$531,664. He also moved to authorize the Chair to sign the extension agreement on behalf of the Board. Mr. Santos seconded with all in favor on a roll call vote.

Adjournment - The meeting was adjourned at 8:53 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Ferkler on a unanimous roll call vote. The next meeting was scheduled for January 27, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner