

## **Holliston Planning Board Meeting Minutes of January 27, 2022**

### **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

### **General Business:**

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

On a motion by Mr. Santos, seconded by Ms. Peatie, members agreed to approve the minutes of January 13, 2022 as written on a unanimous roll call vote.

#### **2. Hopping Brook Phase II – Construction Deadline and Surety Revision**

Mr. Santos made a motion to extend the project deadline to November 15, 2022 and increase the required surety amount to \$25,500.00. He also moved to authorize the Chairwoman to sign the extension agreement on behalf of the Board. Ms. Peatie seconded with all in favor on a roll call vote.

#### **3. Highlands at Holliston (Road A) – Construction Deadline, Surety Revision and Field Change**

Members reviewed correspondence from Dale Mackinnon, PE of Guerriere & Halnon, Inc. dated January 20, 2022 and plans entitled “Old Cart Path to Road A, Transition Modification, Constitution Village in Holliston, Mass” prepared by Guerriere & Halnon, Inc., dated November 1, 2021 requesting approval of a field change for the roadway pavement and curbing transition between the two subdivisions. Mr. Ferkler made a motion to extend the project deadline to November 15, 2022 and increase the required surety amount to \$52,992.00 as recommended by the Board’s inspector, Ali Parand, PE. He also moved to authorize the Chairwoman to sign the extension agreement on behalf of the Board and accept the field change as presented. Mr. Thorn seconded with all in favor on a roll call vote.

#### **4. Constitution Village – Construction Deadline**

After some discussion of the document prepared by G&H entitled “Constitution Village - Phase III Construction Tasks”, Mr. MacKinnon agreed to provide additional information for the next meeting, including an updated geotechnical review of the remaining pavement base

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courses. The discussion and vote on the project extension was tabled. Mr. Parand will be asked to be in attendance as well.

**PUBLIC HEARING:**

**Special Permit and Site Plan Review**

**Tony Cruz, Cruz Solutions, Inc. – 599 Concord Street**

The Chairwoman opened the hearing at 7:22 p.m. and waived reading of the hearing notice. Joyce Hastings, PLS of GLM Engineering Consultants, Inc. was present for the owner/applicant, to discuss renovating the existing structure, adding a second floor and constructing a detached garage at 599 Concord Street. Application materials entered into the record include plans entitled “Proposed Addition Plan, 599 Concord Street, Holliston, Massachusetts” dated 10/12/21 and revised 11/17/21 and 1/25/2022, prepared by GLM Engineering Consultants, Inc., a Stormwater Management Report (also prepared by GLM Engineering Consultants, Inc.) dated 11/16/21(revised 1/4/22), and plans entitled “599 Concord Street – Holliston, MA” dated 7/14/21, prepared by Sovereign Design Associates, LLC.

Ms. Hastings indicated that the planned alterations to the former Pik-a-Pup facility include addition of a second story for offices, conversion of some first floor space to storage with garage door, a 13’x14’ addition to the footprint, and a detached 3-bay garage. She indicated that no outdoor storage is planned and perimeter plantings are being added at the request of the Conservation Commission. Elevations and floor plans were reviewed as were the proposed stormwater management basin. Additional permitting was discussed, including the potential for demolition delay review through the Historical Commission. Further clarification of that process will be requested of the Building Inspector.

On a motion by Ms. Peatie, seconded by Mr. Santos, with a unanimous roll call vote, the public hearing was continued until February 10, 2022 at 7:05 p.m.

**CONTINUED PUBLIC HEARING:**

**Definitive Subdivision Modification Public Hearing - Constitution Village**

The Chairwoman re-opened the hearing. Present for the applicant was Elizabeth Mainini, PE of Guerriere & Halnon. Plans entitled “Lighting Exhibit, Plan of Land in Holliston Massachusetts” dated January 21, 2022 and prepared by Guerriere & Halnon, Inc. were reviewed and added to the record. Ms. Mainini agreed to seek further clarification on the proposed lighting placement and coverage.

On a motion by Mr. Thorn, seconded by Mr. Ferkler, the public hearing was continued until March 3, 2022 at 7:05 p.m. on a unanimous roll call vote

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**PUBLIC HEARING:**

**OSRD Definitive Subdivision Plan/Stormwater and Land Disturbance Permit  
“Garnet Lane”, Constitution Village, LLC**

The Chairwoman opened the hearing and waived reading of the hearing notice. Robert Duff, PE of Guerriere & Halnon, Inc. was present to discuss a 4-lot residential subdivision off of Old Cart Path and the former Jennings Road. Mr. Duff gave a brief presentation of the plan set entitled “Garnet Lane, a Definitive Open Space Residential Subdivision Plan” in Holliston, Massachusetts, dated December 2, 2021, prepared by Guerriere & Halnon, Inc.

Town Counsel Jay Talerma was present and discussed the outstanding issues identified in both the Preliminary Subdivision decision dated April 2, 2021 and in Ms. Sherman’s comments. Specifically the issues of legal access over the former Jennings Road and disposition of the open space were identified as outstanding issues. Ms. Sherman noted that peer review comments from McClure Engineering were received earlier in the day.

The Chairwoman opened the hearing to the public. The following individuals expressed concern about the proposal: Federico del Castillo of 43 Nancy Drive (Ashland), Daniel Silverman of 1 Sherborn Circle (Ashland) and Curt Bloom of 45 Old Cart Path.

On a motion by Mr. Santos, seconded by Mr. Thorn, the public hearing was continued until March 3, 2022 at 7:10 p.m. on a unanimous roll call vote

**Executive Session:**

On a motion by Mr. Thorn, seconded by Ms. Peatie, members agreed to enter into Executive Session with Atty. Talerma, Town Counsel for the following reason on a unanimous roll call vote: Per MGL c. 30A, s. 21 Exception 3. To discuss strategy with respect to litigation - CRG Acquisition, LLC and New Hopping Brook Realty Trust (555 Hopping Brook).

**Adjournment** - The meeting was adjourned at 9:20 p.m. on a motion made by Ms. Peatie and seconded by Mr. Ferkler on a unanimous roll call vote. The next meetings were scheduled for February 10 and 17 as well as March 3, 17, and 31, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner