

**Holliston Planning Board  
Meeting Minutes of February 10, 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. Ferkler, seconded by Ms. Peatie members agreed to approve the minutes of January 27, 2022 as written on a unanimous roll call vote.

2. Preliminary Subdivision Plan – The Trails at Jennings Hill, 103 Jennings Road

Terry Ryan of Applewood Survey and Atty. Peter Barbieri of Fletcher Tilton were present to discuss the proposed construction of a four (4) lot OSRD subdivision on 9 acres. He reviewed the locus and record plans entitled “Preliminary Subdivision Plan, The Trails at Jennings Hill, Holliston, Mass”, prepared by Applewood Survey Co., LLC (dated January 7, 2022) and “Conventional Subdivision, 103 Jennings Road, Holliston, Mass” (dated January 7, 2022 with revisions dated February 7, 2022). Peer review comments received from David Faist, PE of CMG Engineering Services (dated February 1, 2022) were noted. After some discussion, the draft Certificate of Action as amended through discussion was approved on a motion by Mr. Santos, seconded by Ms. Peatie with a unanimous roll call vote in favor.

3. Zoning By-Law Amendment Workshop

Members discussed the mechanics and contents of several potential zoning by-law amendments with Building Inspector Mark Kaferlein and the Town Planner to address the following:

- Amendments to the Industrial and Outdoor Use section (page 22) would include changes to use #1 to include 1. change to definition (Section I-E on page 15 and in the page 22 table) and 2. limitations on max. size/gross floor area and operational constraints (i.e. no 24/7/365).
- Amendments to move Industrial and Outdoor Use section (page 22) to move #3, 4, and 5 to Accessory Uses with tighter allowances and alter Commercial Uses #13 Commercial parking lot and/or parking charging a fee (delete).

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- Amendments to Section I-E Definitions and I-C Pre-Existing, Non-Conforming Uses, Structures, and Lots to address Gross Floor Area and implementation of Section I-C(3.3) and V-A Accessory Buildings and Structures.
- Amendments to re-visit definitions and use regulations for Marijuana Delivery (Courier and Delivery Operator as well as general delivery to/within the community as well).

After additional consultation with Town Counsel, draft language for articles will be circulated.

**CONTINUED PUBLIC HEARING:**

**Special Permit and Site Plan Review**

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

The Chairwoman re-opened the hearing at 7:35 p.m. Present were Joyce Hastings, PLS of GLM Engineering Consultants, Inc. and Tony Cruz, owner/applicant, to discuss reconstructing the existing structure at 599 Concord Street, adding a second floor and constructing a detached 3-bay garage. Ms. Hastings clarified that after conferring with the Town Planner she submitted an amendment of the Special Permit Application (dated February 4, 2022) stating it may be necessary to demolish and reconstruct the existing non-conforming foundation due to the poor condition of the block and mortar construction. Correspondence from Mahmood Azizi, PE of ASA Engineering (dated February 7, 2022) regarding the structural integrity of the existing concrete block foundation support wall and structural adequacy of the wall was received and added to the record.

Mr. Cruz discussed his small business operations, noting that the business began in a residence in a nearby community. As sub-contractors to disaster mitigation companies, their niche is demolition and clean-up. No waste storage containers will be housed in Holliston. Special conditions of operation were discussed, including mitigation plantings and Dark Sky lighting fixtures.

The Chairwoman opened the hearing to the public. No one offered testimony.

On a motion by Mr. Thorn, seconded by Mr. Santos, members approved the application with findings and conditions as drafted in a Certificate of Action dated February 10, 2022 as amended through discussion.

On a motion by Mr. Ferkler, seconded by Ms Peatie, with a unanimous roll call vote, the public hearing was closed.

**Adjournment** - The meeting was adjourned at 9:00 p.m. on a motion made by Mr. Santos and seconded by Mr. Ferkler with a unanimous roll call vote. The next meeting was scheduled for February 17, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner