

Holliston Planning Board Meeting Minutes of March 31, 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

Executive Session – MGL c. 30A, s. 21

Exception 3. To discuss strategy with respect to litigation

On a motion by Mr. Thorn, seconded by Ms. Peatie, members agreed to enter into Executive Session for the following reason on a unanimous roll call vote: CRG Acquisition, LLC and New Hopping Brook Realty Trust - 555 Hopping Brook Road. Atty. Jason Talerman of Mead, Talerman, and Costa, LLC and Town Planner Karen Sherman joined the members in the discussion.

On a motion by Mr. Ferkler, seconded by Ms. Peatie, members returned to open session at 7:50 p.m. on a unanimous roll call vote. No motions were made in Open Session on issues discussed in Executive Session.

General Business:

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Ms. Peatie, members agreed to approve the minutes of March 3, 2022 as written on a unanimous roll call vote. On a motion by Ms. Peatie, seconded by Mr. Ferkler, members agreed to approve the minutes of March 10, 2022 as written on a unanimous roll call vote.

2. Constitution Village – Construction Update & Extension

Dale McKinnon, PE of Guerriere & Halnon, Inc. was present to discuss the revised proposed “Phase III Construction Tasks and Punch List” for the 2022 construction season. He noted that the lists are based on a 12/2/21 site walk and commentary received from Ali Parand, PE of AP Associates and Town Planner Karen Sherman on behalf of the Board. On a motion by Mr. Ferkler, seconded by Ms. Peatie, the members unanimously voted to extend the construction period for the subdivision until November 30, 2022 on a roll call vote.

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3. Deliberations – Adesa, 194 Lowland Street

Atty. Brian Winner of Mead, Talerman & Costa joined the members to begin the deliberation process for the remanded Special Permit, Site Plan Review and Land Disturbance and Stormwater Permit application filed in October 2021. Atty. Winner provided an overview of the next steps to rendering a decision, including an open discussion of member findings and conclusions under the Zoning By-Laws and Planning Board Regulations and conclusions as well as a straw poll directional vote. Members expressed their unanimous concerns for the project. Deliberations will continue in late April or early May in order to meet the statutory deadline for action after the close of the public hearing.

CONTINUED PUBLIC HEARING:

OSRD Definitive Subdivision Plan/Stormwater and Land Disturbance

“Garnet Lane”, Constitution Village

The Chairwoman re-opened the hearing at 8:01 p.m. and noted that the Applicant had requested a continuance. Atty. Angela Conforti of FRE Building was present and asked for a continuance to April 14, 2022 in correspondence dated March 22, 2022. After some discussion of the Board’s schedule and deadlines for submittals, Mr. Ferkler made a motion, seconded by Ms. Peatie to continue the public hearing until April 28, 2022 at 7:05 p.m. The motion in favor was unanimous.

Adjournment - The meeting was adjourned at 9:10 p.m. on a motion made by Mr. Santos and duly seconded by Ms. Peatie on a unanimous roll call vote. The next meeting was scheduled for April 14, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner