

**Holliston Planning Board
Meeting Minutes of April 28, 2022**

Call to Order:

The Chairwoman called the regular meeting to order at 7:03 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 Ms. Peatie, seconded Mr. Ferkler, members agreed to approve the minutes of April 14, 2022 as written on a unanimous roll call vote.

2. Deliberations – Adesa, 194 Lowland Street

Atty. Brian Winner of Mead, Talerman and Costa, LLC was present to discuss draft Certificates of Action for the Special Permit and Site Plan Review and Stormwater Management and Land Disturbance applications. After some discussion, Ms. Peatie made a motion to deny the Special Permit and Site Plan Review application based upon the Findings and Determinations outlined in the draft Certificate of Action with an amendment to page 6 under Findings of Fact regarding Complete Streets. Mr. Santos seconded with all in favor on a roll call vote. Mr. Santos made a motion to deny the Stormwater Management and Land Disturbance Permit based upon the Findings and Determinations outlined in the draft Certificate of Action as prepared. Ms. Peatie seconded with all in favor on a roll call vote.

CONTINUED PUBLIC HEARING:

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

The Chairwoman re-opened the hearing and noted that the Applicant had requested a continuance. Atty. Angela Conforti of FRE Building was present and asked for a continuance to May 26, 2022 (See also correspondence dated April 26, 2022. Mr. Ferkler made a motion, seconded by Mr. Thorn to continue the public hearing until May 26, 2022 at 7:15 p.m. The motion in favor was unanimous on a roll call vote.

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PUBLIC HEARING:

Special Permit and Site Plan Review

Good Feels, Inc. – 72 Jeffrey Avenue

The Chairwoman opened the hearing at 7:25 p.m. Present for the applicant were Jason Reposa, CEO and Bella Goodman, Director of Finance & Operations, to discuss the Special Permit and Site Plan Review for a Marijuana Establishment (product manufacturing) under the provisions of Section III, Industrial Use G(7). Application materials submitted included plans entitled “Good Feels, Inc. Holliston, 72 Jeffrey Avenue, Holliston, MA” dated September 19, 2018 (revised 3/15/22), prepared by Joe the Architect, LLC and a plan entitled “Plan of Land in Holliston, MA” dated February 26, 2022, prepared by Colonial Engineering, Inc.

Mr. Reposa gave an overview of the proposed business in 10,500 s.f. of tenant space, noting that their “low-dose” manufactured products – seltzer and beverage enhancers – are in market currently as they are operating from a site in Medway. He noted that the cannabis oil utilized is distilled off-site and they purchase it wholesale, so there is no associated odor in their manufacturing. Outdoor equipment will be comprised of an existing HVAC rooftop unit, a new CO2 tank and glycol chiller and 14 Kw generator. The ground level units will be placed on concrete pads and screened with vinyl fence. The generator is required for security purposes and is not sized to support the manufacturing process. Additional information on cumulative noise generation and mitigation was requested. Scott Moles, BOH Agent was present and agreed to visit the Medway facility to observe working conditions and equipment.

He also provided details of signage on the building and stated that American Alarm will provide installation and monitoring of 36 security cameras. Their finished products are stored in a vault. Products will leave the facility for testing and distribution via unmarked Sprinter vans and deliveries will be minimal. Twelve employees are expected with 4 focused on production. Ample parking is available in the 60+ space parking lot. Production will require use of public water (filtered and treated) and four 500-gallon production tanks are proposed. The facility buildout is expected to take 6 months.

The Chairwoman opened the meeting to the audience for questions and comments. No one participated.

On a motion by Mr. Ferkler, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was continued until June 9, 2022 at 7:05 p.m.

Adjournment - The meeting was adjourned at 8:45 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Thorn on a unanimous roll call vote. The next meetings were scheduled for May 9 at 6:30 p.m. and May 26, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner