

**Holliston Planning Board
Meeting Minutes of May 26, 2022**

Call to Order:

The Vice Chairman called the regular meeting to order at 7:00 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 - absent
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 April 28 and May 9, 2022 as written on a unanimous roll call vote.

2. Approval Not Required Subdivision(s)

On a motion by Mr. Ferkler, seconded by Mr. Santos, members empowered Town Planner Karen Sherman to endorse the Approval Not Required Subdivision Plan entitled “Site Plan for Approval Not Required” prepared by Norman Hill, PLS of TRC for the property owned by Christ the King Lutheran Church. The roll call vote in favor was unanimous.

3. Highlands at Holliston, Mayflower Landing – Bond Release

Based on correspondence received from Guerriere & Halnon Senior Project Manager Dale MacKinnon, PE dated April 28, 2022, Ms. Peatie made a motion to release the performance bond remaining for completion of work on Mayflower Landing within the Highlands at Holliston subdivision. Mr. Ferkler 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 Vice Chairman re-opened the hearing at 7:05 p.m. and noted that the applicant had requested a continuance (See correspondence from Atty. Angela Conforti of FRE Building dated May 20, 2022). Ms. Peatie made a motion, seconded by Mr. Ferkler to continue the public hearing until June 30, 2022 at 7:05 p.m. The roll call motion in favor was unanimous.

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PUBLIC HEARING:

**OSRD Definitive Subdivision Plan/Site Plan and Special Permit/Scenic Road Permit
“Hidden Cove” - 0 Hill Street**

The Vice Chairman opened the hearing at 7:15 p.m. Dan Merrikin, PE of Legacy Engineering, LLC was present to discuss the 2-lot OSRD Definitive Subdivision application for “Hidden Cove”, together with a Special Permit (Section V-L, Groundwater Protection) and Scenic Road Work Permit. He referred to the plan set entitled “Hidden Cove, Definitive Subdivision”, prepared by Legacy Engineering, LLC, dated March 11, 2022. In summary, a 2-lot OSRD subdivision is proposed with a 350’ long 18’ wide standard dead end roadway in a 40’ right-of-way. Stormwater management includes infiltration units within the cul-de-sac and an overflow detention basin to the rear. Mr. Merrikin noted that a filing will be made with the Conservation Commission for their meeting on the 14th and he will discuss the disposition of the open space with them. He added that overall, more than 30% of the land area will remain undisturbed.

The following waiver requests were reviewed under the Subdivision Regulations: 1. S. 4.3.1.k tree location, 2. S. 5.2.1.a 2% slope for 75’, 3. S. 5.2.5.5 Cape Cod berm, and 4. S. 5.3.3 HDPE drainage pipes. Additionally, the Scenic Road proposed alterations of approximately 80’ of wall and a single large oak tree were reviewed.

The Vice Chairman entered the following documents into the record: correspondence from Deputy DPW Director, Robert Walker (dated April 14, 2022), peer review comments from David Faist, PE of CMG Engineering Services (dated April 29, 2022) and correspondence from Ben Fisher, 29 Hill Street (dated May 11, 2022).

The Vice Chairman opened the floor to the audience. The following individuals asked questions and offered their thoughts on the proposal: Sarah and Ben Fisher of 29 Hill Street, Anna and Bruno Bonaldi of 731 Norfolk Street, Jenia and Sam Valevski of 5 Hill Street, Dorrie Very of 50 Hill Street (Medway), and Alicia Bailey of 48 Hill Street (Medway). Outstanding issues include: slope easement and disposition of parcels A and B, required radius at Hill Street (Fire Dept to be consulted), screening for abutters, and street light assessment.

On a motion by Mr. Ferkler, seconded by Ms. Peatie, with a unanimous roll call vote, the public hearing was continued until 7:06 p.m. on June 30, 2022.

Adjournment - The meeting was adjourned at 8:30 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 June 9, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner