

Holliston Planning Board Meeting Minutes of June 9, 2022

Call to Order:

The Chairwoman 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 - present
David Thorn – present
Jason Santos - absent
Scott Ferkler – present
Barbara Peatie – present

General Business:

1. Approval of Minutes

On a motion by Ms. Peatie, seconded by Mr. Thorn, members agreed to approve the minutes of May 26, 2022 as written on a roll call vote. Mrs. Langton abstained as she was not present.

2. Approval Not Required Subdivision(s) -

On a motion by Mr. Ferkler, seconded by Ms. Peatie, the Board voted to empower the Town Planner to endorse the Approval Not Required Plan prepared by DGT for Lots 14A and 15A at the intersection of Fiske Street and Fiske Pond Road on a unanimous roll call vote.

3. Brooksmont Meadows (Laurel Glen) – Construction Deadline

On a motion by Mr. Ferkler, seconded by Mr. Thorn, members voted to grant the request from Skip Kelleher of Minglewood Development, LLC for an extension until October 1, 2023 per his letter dated May 30, 2022. The roll call vote in favor was unanimous.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Good Feels, Inc. – 72 Jeffrey Avenue

The Chairwoman re-opened the hearing at 7:17 p.m. Present for the applicant were Jason Reposa, CEO and Bella Goodman, Director of Finance & Operations, to discuss the continued Special Permit and Site Plan Review application for a Marijuana Establishment (product manufacturing) under the provisions of Section III, Industrial Use G(7). The Chairwoman noted receipt of correspondence from Jeffrey Komrower of JMK Acoustical Consultants dated June 2, 2022 along with a revised plan entitled “Good Feels, Inc., 72 Jeffrey Avenue, Holliston MA, Equipment Plan” dated May 30, 2022, prepared by Joe the Architect, LLC. Clarification of site access and parking as well as proposed hours of operation followed.

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On a motion by Ms. Peatie, seconded by Mr. Thorn, with a unanimous roll call vote, the public hearing was continued until June 30, 2022 at 7:05 p.m. for review of a draft Certificate of Action.

PUBLIC HEARING:

Special Permit and Site Plan Review

Master Paving Corp. and Middlesex Asphalt Services, Inc. – 157-165 Lowland Street

The Chairwoman opened the hearing at 7:37 p.m. Present for the applicant was Atty. Mike Khoury of Maddoff & Khoury, LLP and Atty. George Connors of Connorstone Engineering, Inc., to discuss the application for Special Permit and Site Plan Review under Section III D(7), General Services Establishment and Section III H(11), Commercial Open Storage.

Application materials include: Plan of record entitled, “Proposed Site Plan of 157-165 Lowland Street in Holliston, MA” dated April 7, 2022 (revised June 2, 2022) along with a narrative by Connorstone Engineering, Inc. dated May 17, 2022 and correspondence from Michael Khoury, Esq., Maddoff & Khoury, LLP dated May 27, 2022 and June 3, 2022.

The following additional documents were entered into the hearing record:

- Correspondence from Scott Moles, Health Director dated June 1, 2022.
- Correspondence from Keefe Bailey, Sarah Baroud, Cherie and Pat Hafford, Sarah Hill and Audrea and Michael Szabatura (abutters) dated April 29, 2022 addressed to the Planning Board, Health Director and Conservation Commission Board Members.

Given Mr. Santos’ absence, identified application deficiencies, requested clarifications and information requests, members and Atty. Khoury agreed to begin the testimony at the next session. Peer review services for civil engineering will be engaged and Mr. Khoury agreed to update the narrative materials.

On a motion by Ms. Peatie, seconded by Mr. Ferkler, on a unanimous roll call vote, the public hearing was continued until 7:05 p.m. on July 14, 2022.

Adjournment - The meeting was adjourned at 7:58 p.m. on a motion made by Ms. Peatie and duly seconded by Mr. Ferkler on a unanimous roll call vote. The next meeting was scheduled for June 30, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner