

## **Holliston Planning Board Meeting Minutes of July 14, 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 - present  
Scott Ferkler – present  
Barbara Peatie – present

### **General Business:**

#### **1. Approval of Minutes**

On a motion by Mr. Santos, seconded by Ms. Peatie, members agreed to approve the minutes of June 30, 2022 as written on a unanimous roll call vote. Approval of the July 11<sup>th</sup> Executive Session minutes was tabled. The Chair announced that as a result of a vote at that session, the Board has directed Town Counsel to seek a remand for the 555 Hopping Brook project for a 550,000 s.f. building, details to be discussed during a public hearing process likely to begin in September.

#### **2. Approval Not Required Subdivision(s)**

- a. 611 Norfolk Street – On a motion by Ms. Peatie, seconded by Mr. Thorn, the members voted to empower the Town Planner to endorse the plan prepared by GLM Engineering Consultants (dated July 6, 2022). The roll call vote in favor was unanimous. The plan shows the demolition of an existing single family and the creation of an additional building lot.
- b. 147 North Main Street – On a motion by Mr. Ferkler, seconded by Ms. Peatie, members voted to empower the Town Planner to endorse the plan prepared by Jarvis Land Survey, Inc (dated May 20, 2022). The roll call vote in favor was unanimous. The plan depicts a new lot line re-arranging the two existing lots into two building lots. Ms. Sherman noted that the applicant had received a Use Variance from the Zoning Board of Appeals in order to access the buildable portion of the rear lot over land not considered the legal frontage.

#### **3. Field Change Request –Hollis Hills Preserve (re: parking)**

Ms. Sherman reported that she and Building Commissioner, Mark Kaferlein had visited the site and met with Mr. Walsh and Rob Truax, PE from GLM Engineering Consultants. The staff recommendation was to allow the elimination of the requested auxiliary parking spaces given the width of the project roadways, the existing 2-space driveways for each units, overflow parking and the mature Phase I landscaping.

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4. Triangle Farm Subdivision Open Space Condition

Atty. Winner and Ms. Sherman provided an explanation of the proposed field change regarding the open space disposition prior to the first occupancy permit in the subdivision. On a motion by Mr. Santos, seconded by Ms. Peatie, members voted to allow the substitution of a 30-year Declaration of Restrictions for the 7.6 acre open space parcel within the subdivision as a temporary substitute for the ultimate permanent Conservation Restriction required by condition #18 of the October 22, 2020 Certificate of Action for the Definitive OSRD "Triangle Farms". The roll call vote in favor was unanimous.

**CONTINUED PUBLIC HEARING:**

**Special Permit and Site Plan Review**

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

The Chairwoman re-opened the hearing and noted that the applicant had requested a continuance to September 8, 2022. Ms. Peatie made a motion, seconded by Mr. Ferkler to continue the public hearing until September 8, 2022 at 7:05 p.m. The roll call vote in favor was unanimous.

**Adjournment** - The meeting was adjourned at 7:40 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Ferkler on a unanimous roll call vote. The next meeting was scheduled for August 18, 2022 at 7:00 p.m. Meetings were also scheduled for September 8 and 22, October 6 and 20, and November 3 and 17.

Respectfully submitted,

Karen L. Sherman, Town Planner