

Holliston Planning Board Meeting Minutes of October 13, 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
Scott Ferkler – present
Barbara Peatie – present
Jason Santos – present

Also present was Atty. Brian Winner of Mead, Talerman and Costa, LLC.

General Business:

1. Approval of Minutes

On a motion by Ms. Peatie, seconded by Mr. Thorn, members agreed to approve the minutes of September 29, 2022 as written on a roll call vote. Mr. Santos abstained as he was not present at that meeting.

2. Constitution Village Subdivision - Project Updates and Surety

Based on a request from project engineer Dale MacKinnon, PE of Guerriere & Halnon, members agreed to table the matter until the November 3rd meeting.

3. Garnet Lane (January Lane) Plan and Covenant Endorsement

Atty. Angela Conforti Napolitano was present for FRE Building and Constitution Village, LLC. A covenant was presented for signature as well as the final lotting plan prepared by Guerriere & Halnon, Inc. (dated December 2021 with revisions through July 29, 2022). It was noted that the road name was approved by the Building Commissioner as “January Lane”. On a motion by Mr. Santos, seconded by Mr. Ferkler with all in favor on a roll call vote, members agreed to endorse the covenant and plan as presented. Ms. Sherman indicated she would circulate the documents for signature upon recommendation by Atty. Winner from MTC who was on the call.

4. Reorganization

After some discussion, Mr. Santos made a motion for the following leadership slate: Chairperson - Mrs. Apuzzo Langton, Vice Chairperson – Mr. Thorn, and Clerk – Ms. Peatie. All nominees accepted their respective nominations and Ms. Peatie seconded the motion. On a roll call vote, members unanimously voted in favor of the motion.

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CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Bartzak PVI, LLC – 103 Bartzak Drive

The Chairwoman re-opened the hearing and acknowledged receipt of an email continuance request from Beals Associates, Inc. on behalf of the applicant. On a motion by seconded by Ms. Peatie, seconded by Mr. Ferkler, on a unanimous roll call vote, the public hearing was continued to November 3, 2022 at 7:05 p.m.

PUBLIC HEARING:

Special Permit

BlueWave Holliston Battery Energy Storage Project

BWC Bogastow Brook, LLC – 600 Central St.

The Chairwoman opened the hearing and explained the hearing format, noting that the applicant will present, followed by questions and concerns by the members and then questions and concerns from the audience. Present for the applicant was Josh Laricy of BlueWave and Ariel Davidson, PE of TRC to discuss the application for a Special Permit under Zoning By-Law Section III G (6) and VI-E for a 5 MWAC Battery Energy Storage Facility (BESS) on a portion of land owned by Christ the King Lutheran Church at 600 Central St.

Application materials entered into record include:

- Plan of record entitled “BlueWave Solar”, dated August, 2022, along with an application and supplemental narrative by Tracy Sudhalter, Project Manager, dated August 31, 2022, and
- Stormwater management report prepared by TRC, dated August 5, 2022.

Mr. Laricy gave an overview of the proposed project through a PowerPoint presentation and spoke to the basic issues of Lithium-ion technology with aerosol-based fire suppression as well as long-term property lease. He spoke to the fire and/or explosion risks of the technology as well as the UL standards and secondary spill containment proposed. In addition he addressed the site selection process utilized by the company. He noted that the church was a receptive landlord, but their concerns about location on the site and risks pushed the footprint towards the abutting residential neighborhood and away from the outdoor chapel located on the developed portion of the site. He added that BlueWave is actively negotiating with the utility company to access the site via their existing access drive off Central Street as an alternative to the proposed drive through the church’s parking lot. He noted the proposed interconnection with the existing transmission and distribution lines adjacent to the site and indicated that the useful life of the batteries is likely 20 years if they are operationally fully charged and discharged once daily. Mr. Laricy agreed to provide additional information about the proposed HVAC system and the optimal operational temperatures of the technology.

Mr. Laricy noted that a Payment in Lieu of Taxes (PILOT) agreement would likely control the revenue to the town. He summarized by noting that a sound study is underway and a peer review of the stormwater management system is underway. He added that the Conservation Commission has an open proceeding on the wetland buffer and floodplain in the corner of the site.

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The Chairperson opened the hearing to the audience. The following individuals spoke:

- Randall of 87 Pilgrim Road
- Atty. Bryan Bertram of Miyares Harrington on behalf of the Olde Oaks Homeowners Association, Inc.
- Christopher Flanagan of 81 Pilgrim Road, President of the Olde Oaks Homeowners Association, Inc.
- Jessica Miller of 631 Central Street
- Joe Quinan of 37 Pilgrim Road
- Chris Bajdek of 30 Jarr Brook Road
- Ben McDonald of 19 Pilgrim Road
- Nick Rutberg of 74 Pilgrim Road

The Chairperson asked Atty. Winner to weigh in on the fundamental issues raised about the proposed use and the legal status of the application. He suggested that the applicant prepare a response to the questions raised by Atty. Bertram and others with regard to their position under Holliston's Zoning By-Laws Use Regulations as well as status under the prior bylaw (before May 2022 amendments) and position on accessory/principal uses to aid in determination of whether the application is properly before the Planning Board.

On a motion by Ms. Peatie, seconded by Mr. Santos, on a unanimous roll call vote, the public hearing was continued to November 17, 2022 at 7:05 p.m.

Adjournment - The meeting was adjourned at 8:55 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 October 27, 2022 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner