

**Holliston Planning Board
Meeting Minutes of February 2, 2023**

CALL TO ORDER:

The Chair called the regular meeting to order at 7:04 p.m. and read the following statement:
Pursuant to the June 16, 2022 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:

Chair Karen Apuzzo-Langton - present
David Thorn – present
Scott Ferkler – present
Barbara Peatie – present
Jason Santos – present

Also present was Atty. Brian Winner from Mead, Talerman and Costa, LLC (Town Counsel).

GENERAL BUSINESS:

1. Administrative Site Plan Review – Town of Holliston Facilities, 9 Green Street

Al Hanscom, LSP of Pare Engineering was present with Facilities director James Keast to discuss the proposed parking lot facility at 9 Green Street. The record plans provided for presentation are entitled “Town of Holliston 9 Green Street” prepared by Pare Engineering (dated October 2022) and “Town of Holliston 9 Green Street” (Landscape Site Plan) prepared by Pare Engineering and Shadley Associates (dated November 2022). Mr. Hanscom provided an overview of the site, including prior building demolition and wetland permitting. Proposed site amenities in addition to the 21 parking spaces include future EV charging station accommodation, shade shelter, bicycle parking, and benches. Landscaping, rain garden planting and buffer restoration planting were reviewed as well. He noted that Pare had also completed a traffic study for the Town and the recommendation is to make the parking lot entrance on Green Street two-way with one-way through traffic exiting through the lot from local businesses.

On a motion by Mr. Thorn, seconded by Ms. Peatie, members agreed to table discussion until the next meeting in order to review the proposed lighting scheme and a draft Certificate of Action on a roll call vote.

CONTINUED PUBLIC HEARING:

**Special Permit and Site Plan Review
157 Lowland Street**

The Chair reopened the hearing at 7:35 p.m. and explained the hearing format, noting that the applicant will present information as requested from the prior session, followed by questions and concerns by the members and then questions and concerns from the audience. Present for

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the applicant was Atty. Michael Khoury of Madoff & Khoury, LLP along with George Connors of Connorstone Engineering.

Atty. Khoury reviewed and expanded upon his correspondence of January 13, 2023, including his stated positions on the Holliston By-Laws, including applicable use category identified within the Schedule of Uses for each of the proposed uses. Further clarity was requested. Atty. Winner provided some comments on the notion of pre-existing non-forming use of the site, noting that the site had the benefit of a Special Permit from 2011 for a particular user.

The Chair opened the hearing to the audience. The following individuals spoke: Keefe Bailey of 17 Lowland Street, Audrea Szabatura of 31 Noel Drive, Liz Bourque Tyler of 17 Norland Street and Cherie Hafford of 242 Lowland Street. Comments and questions centered on the proposed ABC crushing operation and potential health and environmental impacts.

On a motion by Mr. Thorn, seconded by Mr. Ferkler with all in favor on a roll call vote, the public hearing was continued until March 30, 2023 at 7:02 p.m.

ADJOURNMENT - The meeting was adjourned at 8:45 p.m. on a motion made by Mr. Thorn and duly seconded by Mr. Ferkler on a unanimous roll call vote. The next meeting was scheduled for February 16, 2023 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner