

**Holliston Planning Board
Meeting Minutes of February 16, 2023**

CALL TO ORDER:

The Chair called the regular meeting to order at 7:03 p.m. and read the following statement into the record: 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. Jay Talerman from Mead, Talerman and Costa, LLC (Town Counsel).

GENERAL BUSINESS:

1. Approval of Minutes

On a motion by Mr. Thorn, seconded by Ms. Peatie, members approved the minutes of January 26, 2023 as written on a roll call vote (Mr. Santos abstained as he was absent).

On a motion by Mr. Peatie, seconded by Mr. Thorn, members approved the minutes of February 2, 2023 as written on a roll call vote.

2. Surety Adjustment and Project Extension Deer Run (Anna Place)

Tabled per written request of applicant's representative, George Connors, Esq.

CONTINUED PUBLIC HEARING:

Definitive OSRD Subdivision

Starr Construction

103 Jennings Road

The Chair reopened the hearing at 7:10 p.m. and noted outstanding information/revisions requested from the prior session. Present for the applicant Steve Starr of Starr Construction were Atty. Peter Barbieri of Fletcher Tilton and John Federico of Guerriere & Halnon, Inc. A response letter from Guerriere & Halnon and revised record plans (both dated February 10, 2023) were received in response to the CMG peer review correspondence dated February 1, 2023. Additional comments and recommended conditions are expected from CMG.

Atty. Barbieri noted that based on revisions to the proposed roadway radius, the existing tree on Jennings Road will remain and no Scenic Road permit is required. Mr. Federico clarified that revisions in response to CMG's peer review include granite curbing at the Jennings roundings

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and bituminous sidewalk. The existing and proposed trail network within the open space was reviewed. It was noted that public access makes sense for the open space management/use. Atty. Barbieri noted that he was meeting with the Conservation Commission to discuss the open space disposition, likely a Conservation Restriction.

Notes will be provided to Ms. Sherman in order to prepare a draft Certificate of Action for Board consideration at the next session.

On a motion by Mr. Santos, seconded by Ms. Peatie with all in favor on a roll call vote, the public hearing was continued to March 2nd at 7:01 p.m.

**CONTINUED PUBLIC HEARING:
Special Permit and Site Plan Review
CRG Acquisition
555 Hopping Brook Road**

The Chair reopened the hearing at 7:30 p.m. and explained the public hearing format, noting that the applicant's team will present information including an overview and comparison of previous and current proposals, followed by questions and concerns by the members and then questions and concerns from the audience. Present for the Applicant was the team of CRG Sr. V.P. Frank Petkunas, Atty. Richard "Chip" Nysten of Lynch, DeSimone & Nysten, LLP, Peter Bemis of Engineering Design Consultants and Bradley Duncan of Cavanaugh Tocci .

The Chair asked that Atty. Talerman provide some insight on the issue of the concept of "repetitive petition" for the members and audience. He noted that there is a provision of the Zoning Act (MGL c. 40A, s. 16) which establishes a standard for "re-review" of applications but this proposal is substantially different than the application denied by the Planning Board in 2021. He added that the litigation around the denial remains pending.

Mr. Petkunas and Mr. Bemis provided a PowerPoint overview presentation of the application, including a company overview, comparison matrix of the old and new applications, noting differences in building size (-31%), building lot coverage (-32%), loading doors (-31%), trailer parking (-42%), car parking (-41%), truck trips (-29%), car trips (-26%) and open space (+20%), comparison site plan overlay, and abutter cross-section comparisons. Additionally, Mr. Petkunas touched upon proposed "impact mitigation items" such as the earthen berm, westbound Rte. 16 truck restriction and east loading dock overnight operating restriction. Members asked a series of questions about the information presented.

Mr. Dunkin provided a PowerPoint summary of the sound study completed in December 2022 (See "Proposed Warehouse Sound Analysis" dated December 9, 2022), including the company's analysis of both stationary and transient noise sources and the overall mitigation package presented by the applicant.

The following individuals asked questions and raised concerns about the proposal: Eileen Muller of 76 Courtland Street, John Deloge of 957 Washington Street, Lauren Douglas of 20 Powderhorn Lane, Gary Rotatori of 14 Olde Surrey Lane (Medway), and Terri Stiffler.

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Correspondence was received for the record from the following individuals: JW of 23 Prospect St, Janice Miller of 208 Winthrop St, and Anne Lindsay (Holliston Concerned Citizens) of 170 Adams St.

On a motion by Mr. Ferkler, seconded by Mr. Santos with all in favor on a roll call vote, the public hearing was continued until April 13th at 7:02 p.m.

ADJOURNMENT - The meeting was adjourned at 8:50 p.m. on a motion made by Mr. Santos and duly seconded by Ms. Peatie on a unanimous roll call vote. The next meetings were scheduled for March 2, 16, 30 and April 13 & 27 as well as May 11 & 25 and June 8 & 22 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner