

Holliston Planning Board
Meeting Minutes of April 13, 2023

OFFICE OF THE
TOWN CLERK
HOLLISTON, MA-01939

CALL TO ORDER:

The Chair called the regular meeting to order at 7:06 p.m. and read the following statement into the record: Pursuant to the Governor's action on March 29, 2023 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 – absent

GENERAL BUSINESS:

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Ms. Peatie, members approved the minutes of March 30, 2023 as written on a roll call vote.

2. Definitive Plan and Covenant Endorsement: The Trails at Jennings Hill

On a motion by Ms. Peatie, seconded by Mr. Thorn with all in favor on a roll call vote, the members agreed to endorse the final plan set for recording purposes and empower the chair to sign the covenant with Starr Construction.

CONTINUED PUBLIC HEARING:

Special Permit and Site Plan Review

Casey's Public House

81 Railroad Street

The Chair reopened the public hearing at 7:13 p.m. and explained the hearing format, noting that the applicant will present updates, followed by questions and concerns by the members and then questions and concerns from the audience. Present along with the applicant John McCarthy was John Matz, AIA of Matz Collaborative Architects, Inc.

The following documents were entered into the record and were the primary talking points for discussion:

- Correspondence dated March 27, 2023 from Matz Collaborative Architects in response to the Holliston Trails Committee Comments from 3/24/2023.
- Plans entitled "The Patio at Casey's, 81 Railroad Street, Holliston" prepared by Matz Collaborative Architects (dated January 5, 2023 with revisions through March 17, 2023).

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The Chair opened the hearing to the audience. In addition to the following documents, the following individuals spoke and several Chat comments were read by Ms. Peatie and Ms. Sherman:

A. Correspondence

- Correspondence from Corinne Kelleher, 76 Church Street (dated March 30, 2023)
- Correspondence from Karen Goodman of 86 Church Street (dated March 29, 2023)

B. Public Comment

- Brian Goodman of 86 Church Street
- Heidi Schnabel of 235 Rolling Meadow Drive
- Jesse Witkowski of 125 Marilyn Street
- Michelle Weiner Taylor of 80 Burnap Road
- Cherie Hafford of 242 Lowland Street
- Ellen George of 62 Persis Place
- Kris Westland of 103 Norfolk Street
- Jamie Ring of 427 Prentice Street
- Leslie Rich of 37 Quincy Place

On a motion by Ms. Peatie, seconded by Mr. Thorn, with all in favor on a roll call vote, the public hearing was continued until May 4, 2023 at 7:00 p.m.

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

The Chair reopened the hearing at 8:05 p.m. and explained the public hearing format, noting that the applicant's team will present information including an overview, 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" Nylen of Lynch, DeSimone & Nylen, LLP, Peter Bemis of Engineering Design Consultants and Scott Thorton, PE of Vanasse & Associates, Inc.

The following documents were entered into the record and were the basis of ongoing discussion:

- Correspondence entitled "Response to Supplemental Peer Review No. 3 – Proposed Warehouse Hopping Brook Park, Holliston, Ma. ", from Vanasse Associates, Inc, (dated April 5, 2023)
- Correspondence entitled "Responses to Questions asked in the February 16, 2023 Planning Board Meeting and Emails forwarded by Town Planner Karen Sherman through April 6, 2023; CRG Warehouse Facility, 555 Hopping Brook Road " from CRG (dated April 6, 2023)
- Stormwater Report titled "Stormwater Operation, Maintenance and Pollution Prevention Plan", from Engineering Design Consultants, Inc. (dated January 24, 2023)

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- Correspondence entitled “555 Hopping Brook Road, Holliston, Ma, EDC Job No: 3780”, from Engineering Design Consultants Inc. (dated March 24, 2023)
- Plans from Engineering Design Consultants Inc. entitled “Hopping Brook Road Extension, Draft D1” (dated 1/24/2023)
- Plans from Engineering Design Consultants Inc. entitled “555 Hopping Brook Road, Alternative Maximum Parking (dated 9/1/2022)
- Plans from Engineering Design Consultants Inc. entitled “555 Hopping Brook Road (dated 9/1/2022, and revised 1/24/2023)

Scott Thorton, PE provided an updated traffic report summary. He addressed the issue of traffic monitoring through driver education and surveillance cameras. Atty. Nylen and Mr. Petkunis provided additional thoughts about lease provisions, signage and logistics programming. It was explained that, should the permitting process be successful at the local level, a MassDOT Access Permit and MEPA Notice of Project Change would be the next steps and would include an expanded traffic report scope to include additional intersections, including those in Milford with access to I-495.

The Chair opened the floor to the audience. In addition to the following correspondence received and entered into the public hearing record, the following individuals spoke:

A. Correspondence

- Correspondence from Susan and Ken Rockett, 21 Hampshire Street (dated 2/23/2023)
- Correspondence from Ann and Steve McElhinney, 12 Carriage House Way, Medway (dated 2/17/2023)
- Correspondence from Gene Muller, 76 Courtland Street (undated)
- Correspondence from Concerned Citizens of Holliston (dated 4/5/2023)
- Correspondence from Matthew Mnich, 4 Olde Surrey Lane, Medway (dated 2/24/2023)
- Correspondence from Jennifer Bihuniak, 45 Pond View Road (dated 3/22/2023)
- Correspondence from Len Epstein, 81 Jackson Drive (dated 3/5/2023)
- Correspondence from Joe Mastrangelo, 84 Dunster Road (undated)
- Correspondence from Charles R. Metchear, 1894 Washington Street (dated 4/5/2021 and 2/21/2023)

B. Public Comment

- Nick Marra of 123 South Street
- Eileen Muller of 76 Courtland Street
- Gary Donlin of 45 Alberta Lane
- Jamie Ring of 427 Prentice Street
- Ellen George of 62 Persis Place
- Sandra Sims-Williams of 15 Carriage House Way (Medway)

On a motion by Mr. Thorn, seconded by Ms. Peatie with all in favor on a roll call vote, the public hearing was continued until June 22, 2023 at 7:02 p.m.

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ADJOURNMENT - The meeting was adjourned at 9:03 p.m. on a motion made by Mr. Thorn and duly seconded by Ms. Peatie on a unanimous roll call vote. The next meetings were scheduled for May 4 & 25 and June 8 & 22 at 7 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner