

Holliston Planning Board Meeting Minutes of November 4, 2021

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 was absent.

General Business:

1. Approval of Minutes

On a motion by Mr. Thorn, seconded by Ms. Peatie, members agreed to approve the minutes of October 7, 2021 as written on a unanimous roll call vote.

2. Approval Not Required Subdivision(s) – 413 Underwood Street

On a motion by Mr. Ferkler, seconded by Ms. Peatie, the Board voted to empower the Town Planner to endorse a plan prepared by GLM Engineering Consultants, Inc., entitled “Plan of Land, Holliston, Massachusetts” dated October 21, 2021 on a unanimous roll call vote.

3. Summitpointe – Surety Release

On a motion by Mr. Thorn, seconded by Ms. Peatie with a unanimous roll call vote, members agreed to empower Ms. Sherman to correspond with the surety company regarding successful completion of the project and release of the performance bond.

4. Deliberations: Blair Square – 1 Front Street, Special Permit and Site Plan Review

Members reviewed a draft Certificate of Action for the improvements planned for Blair Square by the Town of Holliston Blair Square Committee. Inge Daniels was present for the design team. She indicated that the next step for the project is a meeting with the Select Board. Some discussion of operation and maintenance issues followed. In conclusion, members settled on drafting correspondence to the Committee and Select Board regarding operation and maintenance concerns as well as area traffic safety and an additional special condition to the draft regarding licensure with notice regarding amplified events, especially after dusk. On a motion by Mr. Ferkler, seconded by Ms. Peatie, members voted to approve the draft as amended through discussion and empower the Chairwoman to endorse. The roll call vote in favor was unanimous.

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**Continued Definitive Subdivision Plan Public Hearing
Eagle Path, LLC – 0 Prospect Street**

The Chairwoman re-opened the hearing at 7: 25 p.m. Robert Duff, P.E. of Guerriere & Halnon, Inc. was present to discuss design and record plan changes since the prior hearing session and the Board's site visit. The plan of record is entitled "Eagle Path Definitive Subdivision in Holliston, Massachusetts" and is dated April 29, 2021 and revised September 10, September 30 and October 15, 2021. In addition an Open Space Plan prepared by Guerriere & Halnon dated July 21, 2020 and Stormwater Report dated April 29, 2021 (revised September 10, September 30, 2021 and October 19, 2021) were submitted for the record. The following correspondence was also received and entered into the record: David Faist, PE of CMG Engineering Services (dated September 22, 2021 and October 8, 2021) regarding Stormwater Management Design) and Robert Duff, P.E. Guerriere & Halnon, Inc. (dated September 29, 2021 and October 15, 2021).

Mr. Duff stated that the plan revisions reflect all of CMG's identified issues and the Conservation Commission had issued an Order of Conditions for the project on November 2, 2021. The Chairwoman clarified the OSRD finding required under V-H(2)(B) of the Zoning By-Laws in addition to the Subdivision Regulation waiver request for streetlights. Mr. Duff clarified that prior waiver requests regarding curbing and street trees has been withdrawn. The Chairwoman suggested the addition of the foot path connection to prospect Street on one side. Mr. Duff agreed to design and submit amendment in a record set to be dated November 4, 2021.

The Chairwoman opened the hearing to the audience. Speaking were Benjamin Kraus of 163 Prospect Street, Karen Jewett of 132 Prospect Street and Louis Maillet/ of 43 Smithhurst Drive. All spoke in favor of the proposed streetlight waiver mitigation.

Mr. Thorn made a motion to close the public hearing. Ms. Peatie seconded with all in favor on a unanimous roll call vote.

Mr. Thorn made a motion to approve the draft Certificate of Action as amended through discussion. Ms. Peatie seconded with all in favor.

**Special Permit and Site Plan Review
Highmark Provisions, LLC – 201 Summer Street**

The Chairwoman opened the hearing. Atty. Peter Barbieri of Fletcher Titlton was present along with Mark Vlachos, Grayson Gaunya and Mark Gaunya of Highmark Provisions, LLC to discuss their petition for a 52,000 s.f. Marijuana Establishment for cultivation and product manufacturing only under the provisions of Section III, Industrial Use G(7). Record plans include the following: Plans entitled "Highmark Provisions, 201 Summer Street, Holliston, MA 01746, Permit Set" (dated September 10, 2021) and Electrical Specifications (dated September 24, 2021) both prepared by 2WR + Partners as well as Site Plan/Special Permit Set for 201 Summer Street (Assessors Map 4 Lot 21), Located in Holliston, MA (dated September 9, 2021) prepared by Patriot Engineering, LLC. Additionally, a Project Statement prepared by Atty. Barbieri (dated October, 2021) and correspondence from Michael Novak, P.E. of Patriot Engineering, LLC (dated October 6, 2021) were entered into the record as were Town department correspondence from the following: Building Inspector Mark Kaferlein (dated

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October 22, 2021), Karen Sherman Town Planner (dated October 27, 2021) and Michael Cassidy Fire Chief (dated October 27, 2021).

Atty. Barbieri gave an overview of the proposal. He noted that the Host Community Agreement was issued by the Select Board in April 2021. The company plans a 7 a.m. to 7 p.m. work day with remote security. The building is a total of 84,000 s.f. and multi-tenancy is a likelihood. A maximum of 50 employees is expected and 2 phases of operation start-up are planned. Mr. Vlachos gave a detailed presentation on proposed security and odor control measures. He clarified that no kitchen is proposed.

The Chairwoman opened the hearing to the public. Asking questions were Brad Swinimer of 165 Summer Street (Medway) and Angela Carney of 163 Summer Street (Medway). Ms. Sherman noted that the Assistant DPW Director has noted that the driveway apron is in need of repair.

Mr. Ferkler made a motion to continue the public hearing until November 18, 2021 at 7:05 p.m. Ms. Peatie seconded with all in favor on a unanimous roll call vote. Ms. Sherman was directed to draft a Certificate of Action for review for the session.

Adjournment - The meeting was adjourned at 8:50 p.m. on a motion made by Ms. Peatie and duly seconded by Mr. Thorn on a unanimous roll call vote. The next meeting was scheduled for November 18, 2021 at 7:00 p.m.

Respectfully submitted,

Karen L. Sherman, Town Planner