

**Holliston Planning Board  
Meeting Minutes of June 17, 2021**

**Call to Order:**

The Chairman called the regular meeting to order at 7:00 p.m. in the Select Board Meeting Room (#105) of the Town Hall, 703 Washington Street and read the following statement: Pursuant to the Governor's 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:

David Thorn - present  
Karen Apuzzo-Langton - present  
Josh Santoro – absent  
Jason Santos - present  
Scott Ferkler – present  
Barbara Peatie - present

**General Business:**

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Mr. Santos, members agreed to approve the minutes of June 3, 2021 as written on a unanimous roll call vote.

2. Re-Organization

Chairperson: Mr. Ferkler made a motion to nominate Mrs. Langton as Chairperson. Mrs. Langton accepted the nomination. Ms. Peatie seconded with all in favor on a unanimous roll call vote.

Vice Chair: Mr. Santos nominated Mr. Thorn. Mr. Thorn accepted the nomination. Ms. Peatie seconded with all in favor on a roll call vote.

Agent: Mrs. Langton nominated Mr. Santos. Mr. Santos accepted the nomination. Mr. Thorn seconded with all in favor on a roll call vote.

Board Appointments: Members discussed representation to the Long-Range Planning Committee, Economic Development Committee, Housing Trust, CPC and MAPC Metrowest. Ms. Peatie nominated Mr. Thorn to serve on the EDC. Mr. Santos seconded with all in favor on a unanimous roll call vote. Mrs. Langton and Ms. Peatie agreed to serve as appointees to the Long Range Planning Committee on a motion by Mr. Santos, seconded by Mr. Ferkler with all on favor on a roll call vote.

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3. Review of Administrative Regulations

Members reviewed the current regulations and briefly discussed some operational changes, including a staff or peer reviewer assessment of an application's completeness.

4. Approval Not Required Subdivision(s)

Marshall Street Landfill/Soccer Fields/Solar

On a motion by Mr. Santos, seconded by Mr. Ferkler, the Board voted to empower Mr. Thorn to endorse a plan prepared by Meridian Associates entitled "Marshall Street, Plan of Land, Located in Holliston, Massachusetts (Middlesex County), prepared for TRC Companies, Inc. (dated June 10, 2021). The plan deletes an existing lot line in order to allow for placement of the planned ground-mounted solar array on a single parcel.

1485 Washington Street

On a motion by Mr. Santos, seconded by Mr. Ferkler, the Board voted to empower Mr. Thorn to endorse a plan prepared by Marquedant Assoc., (dated June 14, 2021) entitled "Plan of Land" prepared for Paul Champney. The plan was prepared in advance of a pending sale and eliminates some residential encroachments onto the property.

5. Continued Site Plan Review – SCS Marshall 012252 Holliston, LLC, Marshall Street

The Chair noted that the Applicant, Jeff Brandt of TRC has requested a continuance. On a motion by Mr. Ferkler, seconded by Mr. Santos, the matter was continued to July 13, 2021.

6. Project Status Report: Constitution Village Subdivision

Atty. Angela Conforti was present along with Dale McKinnon, PE of Guerriere & Halnon to discuss the status of the subdivision (see June 10, 2021 Guerriere & Halnon, Inc. correspondence). Also present was Ali Parand, PE of AP Associates who has been the Board's inspector for the project (See project notes dated April 7, 2021 and Karen Sherman's email dated June 8, 2021.). He and Ms. Sherman expressed their frustration with completion of the required improvements, noting that a schedule was due in April 2021 and no work has been completed to date in 2021. After some discussion, Mr. McKinnon agreed to advance the third-party geotechnical review of the pavement base course condition on Minuteman and Hiawatha. Ms. Sherman will provide the members with an update as the assessment and construction progress.

7. Subdivision Surety and Extension: Highlands at Holliston and Laurel Glen  
Highlands at Holliston:

Laurel Glen:

Correspondence was received from Skip Kelleher of Minglewood Development, LLC dated June 10, 2021 asking for a 2 year extension to June 2023. Mr. Ferkler made a motion to allow a one-year extension through June 30, 2022. Mr. Santos seconded with all in favor on a roll call vote.

Highlands at Holliston:

Correspondence from Atty. Angela Conforti dated May 20, 2021 was discussed. After some discussion, Mr. Santos made a motion to release the surety on Governor Prence Way

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(Station 0+00 to 7+37), Indian Circle and Mohawk Path – bonds 5482, 7191, 7151 and 7148 and respond to the correspondence, indicating the incomplete status of the Mayflower Landing street lights as approved in a field change. Mr. Ferkler seconded with all in favor on a roll vote.

**Adjournment** - The meeting was adjourned at 8:50 p.m. on a motion made by Mr. Ferkler and duly seconded by Ms. Peattie with a unanimous roll call vote. The next meeting was scheduled for July 13, 2021 at 7:00 p.m. and will include deliberations on the 555 Hopping Brook applications.

Respectfully submitted,

Karen L. Sherman, Town Planner