

**Holliston Planning Board
Meeting Minutes of February 8, 2024**

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

2024 MAR -4 PM 1:02

CALL TO ORDER:

The Chair called the regular meeting to order at 7:05 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
Vice Chair David Thorn – present
Scott Ferkler – present
Jason Santos – present
Barbara Peatie – present

GENERAL BUSINESS:

1. Approval of Minutes

On a motion by Mr. Ferkler, seconded by Ms. Peatie, members approved the minutes of January 25, 2024 as drafted on a roll call vote.

CONTINUED PUBLIC HEARING:

Site Plan Review and Special Permit

Bluewave Energy Storage System (BWC Bogastow BESS Project)

600 Central Street

The Chair reopened the hearing at 7:07 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 Josh Lariscy of Blue Wave along with Atty. Tad Heuer of Foley Hoag, LLP, and Greg Tremeling of AESI.

The following documents were entered into the record:

- Correspondence from Joshua Lariscy, Director of Energy Storage Development, titled "600 Central St Proposed BESS Project – Additional Information and Responses" (dated February 1, 2024)
- Document entitled "Hazard Mitigation Analysis" prepared by M. Sullivan and M. Anderson of American Energy Storage Innovations (dated January 30, 2024)
- Correspondence from Alison Quinan of 37 Pilgrim Road (dated February 1, 2024)
- Correspondence from Kristen O'Neill of 38 Pilgrim Road (dated March 15, 2023)

Mr. Lariscy provide an overview of his correspondence and noted that as of the October 2023 hearing session, the noise study and peer review had been completed. In addition, he provided

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an overview of the AESI report completed in accordance with NFPA 855 for the proposed Tera Star Energy Storage System (ESS) and noted some of the events documented in Mrs. Quinan's correspondence. .

The Chair opened the hearing to the audience. Chris Flanagan of 81 Pilgrim Road reiterated that he and other members of the Olde Oaks Homeowners' Association had asked numerous questions, offered testimony and spoke against the application throughout the course of the hearing process.

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

The Chair asked the members if they would be comfortable doing a straw poll in order to begin the deliberation process and to aid Ms. Sherman and Atty. Winner in drafting a decision for future action. Members expressed unanimous opposition to the application.

**CONTINUED PUBLIC HEARING:
Site Plan Review and Special Permit
1650 Washington Street, LLC
1650 Washington Street**

The Chair reopened the hearing 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 along with Applicant Jeff Marzano of 1650 Washington Street, LLC were Atty. Peter Barbieri of Fletcher Tilton, Philip Henry, PE of Civil Design Group, and Venket Holi, AIA of 24x36 design studio.

The following documents were entered into the record:

- Architectural plans entitled "Car Wash @ Holliston" including Building Views, Exterior Elevations and Sign Details prepared by 24 X 36 Design Studio (dated January 30, 2024).

Members reviewed the revised architectural and sign plans with the applicant and architect and noted the "Olde Town Car Wash" thematic design. Atty. Barbieri also noted submittal of a noise study after the meeting deadline. Mr. Henry clarified the relocation of the vacuum units on the revised plan set. Members agreed to proceed with peer review of the noise study.

The Chair opened the hearing to the audience. Asking questions about the signage and proposed stormwater management was Andy Reseska, owner of Boston Honey Company located at 45 Chestnut Street. Mr. Henry agreed to clarify the proposed Cultec infiltration unit elevations and soil conditions prior to the next session.

Mr. Ferkler made a motion to continue the public hearing until March 14, 2024 at 7:02 p.m. Mr. Thorn seconded with all in favor on a roll call vote.

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ADJOURNMENT - The meeting was adjourned at 7:59 p.m. on a motion made by Mr. Santos and duly seconded by Mr. Thorn on a unanimous roll call vote. The next meetings are scheduled for February 29th, March 14th and 28th, April 11th and 25th and May 9th and 30th.

Respectfully submitted,

Karen L. Sherman, Town Planner