

**PLANNING BOARD**  
**MEETING MINUTES**  
**September 12, 2023**

**7:00PM**

**Remote Meeting**

**Members Present:** Scott Carlson, Otto Lies, Frank Doyle, and James Parker

**Not Present:** Nancy Kielinen, Brynn Zawada

**Others present:** David George, Town Planner; Sara Flagg, Recording Secretary; George Kiritsy, 16 Flagler Dr; Jane Wyrick, CMRPC, Zoning Diagnostics; Denise Dourdeville, ANR

S Carlson called the meeting to order at 7:01 pm.

**Lot 16, 310 Flagler Drive. Flagler Village Subdivision (meeting continued): Partial Release of Covenant Sprinkler Requirement, request to authorize third party review.**

George Kiritsy, updated the Board that they are still waiting on some information regarding the results of testing. He requested a continuance to the next meeting and the Planning Board approved.

**ANR Land Off Salisbury Street and Barrows Road with access from Worcester with land partially located in Holden- 2 lot approval not required plan. 2B.**

Representative from Capital Group Development explained that under the Conservation Restriction there is an area that is being split off which is located in Holden. D George asked what the timeframe would be and S Carlson asked about future development. Capital Group said it is being donated to Greater Worcester Land Trust, they are landlocked and are given in perpetuity.

*Motion by F Doyle , seconded by S Carlson to ENDORSE THE ANR. UNANIMOUSLY APPROVED BY A VOTE 4-0*

**ANR East side of Wachusett Street near Holden/Princeton town line- 2 lot approval not required plan.**

Lot owner Denise Dourdeville explained that she is in the process to apply for Agricultural Preservation Restriction.

S Carlson asked if this is in perpetuity and she confirmed that it would be. D George explained the development rights are being sold and the lot could not be built upon with a single family dwelling.

*Motion by S Carlson, seconded by F Doyle to ENDORSE THE ANR. UNANIMOUSLY APPROVED BY A VOTE 4-0*

**Zoning Diagnostic- update on project.**

Jane Wyrick, CMRPC, updated after reviewing the By-laws they suggest updates including clear definitions, a new table of contents, inclusion of new and updated laws from the state. She also recommended using concise language and formatting to allow people to more clearly understand the by-laws. CMRPC has also reviewed the Master Plan and they will work to align the by-laws with that Plan. She made some recommendations about short term rentals and there was some confusion regarding that. Jane explained that it will be at the discretion of the Town how they want to write the by-law and who would regulate/oversee it.

S Carlson expressed he feels it should be a Board of Selectman decision and is not in favor of this being a matter for the Planning Board.

D George asked what meetings happened prior to his appointment. Jane clarified that late winter 2022/early spring 2023 there were meetings with the previous Town Planner. She will go back to her notes and update on the dates and notes from those meetings.

#### **Jefferson Village Center Zoning- discussion and update.**

D George said that this will be an ongoing agenda item. The goal is to get this completed by January to be able to present it at the Town Meeting in May. S Carlson expressed that the goal is to respect property ownership and allow overlay for those that would like to take advantage of the Village concept.

D George also mentioned that the ECC in Jefferson had Federal money which was earmarked to allow for clean up. S Carlson clarified that this money will not be taken away as has been rumored by some.

#### **Central Massachusetts Regional Planning Commission- notice quarterly commission meeting September 14.**

D George just shared this as an informational item in case any members of the Board wanted to attend.

#### **Zoning Board Upcoming Matters-**

**September 21 meeting: 68 Princeton Street- special permit reconstruction and expansion of a nonconforming two-family dwelling.**

**27 Holden Street special permit to allow a home occupation.**

**724 Main Street- variance from front yard setback requirement for proposed commercial structure.**

The Planning Board did not have any comment and felt there was no Planning Board significance for these items.

F Doyle asked for clarification on the ADA ramp for 724 Main St. D George said this will likely be a tear down and rebuild with the structure moving closer to the road. The ADA ramp is their main entrance. Also this may become a Planning Board item depending on the parking but that is not known at this time.

#### **Minutes:**

July 11, 2023 - Not on file. Recording secretary will submit it for the next meeting.

August 8, 2023 - *Motion by F Doyle , seconded by J Parker to APPROVE THE MEETINGS FROM THE AUGUST 8, 2023 PLANNING BOARD MEETING. UNANIMOUSLY APPROVED BY A VOTE 4-0*

*Motion by O Lies, seconded by F Doyle to ADJOURN THE SEPTEMBER 12, 2023 PLANNING BOARD MEETING AT 8:02 PM UNANIMOUSLY APPROVED BY A VOTE 4-0*