

**PLANNING BOARD
MEETING MINUTES
August 8, 2023**

7:00PM

Remote Meeting

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

Not Present: Brynn Zawada,

Others present: David George, Town Planner; Sara Flagg, Recording Secretary; Patrick Wood, Holden DPW; George Kiritsy, Jackson Woods and 310 Flagler Rd; Clea Blair, Jackson Woods; Gary DeWolfe, 310 Flagler Rd; Lisa Pohl, Flagler Rd; Jim Harrity, Mushopauge Rd;

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

1. 7:00 p.m. (hearing continued) Jackson Woods Investments, Greenwood II Subdivision: Request for Extension of Time for Subdivision Completion.

G Kiritsy, requested a 3 year extension on behalf of the applicant. S Carlson expressed that he is not comfortable with a 3 year extension. The Board also supported this comment.

F Doyle stated that his main concern is with erosion that he observed from going to the site. He also noted that the original subdivision approval called for an erosion control specialist and he asked who is filling that role. Clea replied that Graves Engineering inspects weekly and has approved all the erosion controls.

J Parker said he would like to get Patrick Wood's assessment to hear Holden DPW's comments. Patrick updated that since the site visit a few weeks ago they observed several areas that haven't had vegetation that has established. Patrick also clarified that Graves Engineering are not erosion control specialists and their contract with DPW is limited to reporting on weekly overall site visits. Clea commented that Graves is the inspector for the Conservation Commission as well and he feels that the things they are reporting are general maintenance.

J Parker said that based on the comments he would be supportive of only a 1 or 2 year extension.

O Lies would like to hear more information after the Holden DPW comments prior to issuing an extension.

D George clarified that the extension is only to allow the project to continue prior to it expiring at the end of August. The Board discussed what type of extension they are in support of.

Motion by N Kielinen, seconded by J Parker to GRANT A 2 YEAR EXTENSION OF TIME FOR SUBDIVISION COMPLETION - JACKSON WOODS INVESTMENTS, GREENWOOD II SUBDIVISION. APPROVED BY A VOTE 4-1 (O Lies dissented)

2. Lot 16, 310 Flagler Drive, Flagler Village Subdivision (meeting continued): Partial Release of Covenant Sprinkler Requirement.

George Kiritsy summarized the points from the last meeting including the information regarding current flow rates and the Holden specific requirements for the hydrants in a subdivision. He provided a letter from the

Fire Chief that confirmed the hydrants do meet the requirements except for the results of a 2 hour test. G Kiritsy said that DPW provided comments that they will not allow a 2 hour physical test of the hydrants as they feel it would be wasteful. G Kiritsy requested that the covenant be released due to it being a public way and that the requirement be waived for the sprinkler system as the water hydrants now exceed Holden's requirements.

S Carlson asked about the buildable lots that have access through the lot and if the covenant gets released would the flow be sufficient for future development of those lots.

Gary DeWolfe, 310 Flagler Dr, commented that in order to put any subdivision there it would be far too steep to ever develop.

N Kielenen asked if a variance could be made to the sprinkler requirement for this lot only. O Lies said that the requirement at the time came from the Fire Department, and if the Fire Department has given their current recommendation for the Planning Board then that should be considered. The Board discussed the change in conditions over the past 25 years and how they would like to proceed.

Patrick Wood, Holden DPW, clarified that the applicant has not shown a 2 hour modeling which is a current subdivision requirement. This is what should be done in place of an actual 2 hour test and could show if the PSI were to drop, which could result in a major issue. G Kiritsy and G DeWolfe commented that this was never mentioned by the DPW but can be done if required and they requested more information from the DPW.

The Board decided that this would need to be continued until after completion of the modeling.

Other Discussion: Homeowner Lisa Pohl, Flagler Rd, expressed that she has tried to be added to the agenda to discuss her addition project but has been denied. S Carlson informed her that it was because the Planning Board has no jurisdiction on this because the covenant is still in place and the matter is between the Building inspector and the homeowner.

3. A. Mushopauge Rd., Parsons Street, Broad Street: 5 Lot Approval Not Required plan B. Mushopauge Rd., and Parsons Street: 4 Lot Approval Not Required plan Note: plan revised from 5 lots to 4 lots after submittal of 5 lot plan. Action needed to either withdraw or deny endorsement of 5 Lot plan.

David George stated the applicant is withdrawing the 5 Lot ANR and will be replacing that with a 4 Lot ANR plan which removed an issue with an unnamed road.

Motion by S Carlson, seconded by F Doyle to WITHDRAW THE 5 LOT APPROVAL NOT REQUIRED MUSHOPAUGE RD AND PARSONS STREET. UNANIMOUSLY APPROVED BY A VOTE 5-0

Jim Harrity, explained that these new plans for a 4 Lot plan meets all requirements and connects to paved roadway at all lots. R-1 Zoning has 100' of frontage and acceptable land area, over 40,000 square feet. Mushopauge Rd would be the access for 3 of the lots and the 4th lot would be accessed by Parsons Street.

Motion by S Carlson, seconded by N Kielenen to ENDORSE THE 4 LOT PLAN APPROVAL NOT REQUIRED MUSHOPAUGE RD AND PARSONS STREET. UNANIMOUSLY APPROVED BY A VOTE 5-0

4. 441 Causeway Street: Zoning Board Matter, Accessory Apartment.

S Carlson expressed that he doesn't feel this is a function of the Planning Board. O Lies agreed that there is no Planning Board significance and the Board had no comments on this.

5. Registry of Deeds: Updated List of Members.

S Carlson said that R Ricker needs to be removed from the Registry of Deeds as he is still showing as an active member. David George updated the Board that he did send out a letter to R Ricker to request his removal. The Board may need to come and give official signatures for the court to verify.

6. Central Massachusetts Regional Planning Commission: Appointment of Delegates and Alternates for FY'24, vote to reappoint Otto Lies and John Boyce.

O Lies expressed that he would still like to serve.

Motion by S Carlson, seconded by F Doyle to REAPPOINT OTTO LIES AND JOHN BOYCE TO THE CENTRAL MASSACHUSETTS REGIONAL PLANNING COMMISSION FOR FY '24. UNANIMOUSLY APPROVED 5-0

7. Minutes: A. June 13, 2023 and B. June 27, 2023

Motion by J Parker, seconded by F Doyle to ACCEPT THE MINUTES JUNE 13, 2023. UNANIMOUSLY APPROVED 5-0

Motion by F Doyle, seconded by J Parker to ACCEPT THE MINUTES JUNE 27, 2023. UNANIMOUSLY APPROVED 5-0

The Planning Board ended the meeting 8:19PM