

PLANNING BOARD
MEETING MINUTES
July 11, 2023

7:00PM

Remote Meeting

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

Not Present: Nancy Kielinen

Others present: David George, Town Planner; Clea Blair, Jackson Woods LLC, Greenwood; Patrick Wood, Holden DPW; Mark Traino, 27 Thayer Circle, Lisa Pohl, 136 Flagler Dr,

S Carlson called the meeting to order at 7:02 pm.

Jackson Woods Investments, Greenwood II Subdivision: Request for Extension of Time for Subdivision Completion

D George explained that the most recent decision had a condition that the subdivision would expire August 30, 2023.

Clea Blair, Jackson Woods Investments, asked about a special extension that happened during Covid which he was informed of by the Conservation Commission. D George said he would need to look into that but the decision date may be outside of those parameters.

Patrick Wood, Holden DPW, updated that since the heavy rain event Monday there is significant flooding and that this has been an ongoing issue since construction began with erosion controls and stormwater. This most recent event caused a systematic failure which affected the wetlands and neighboring properties. Holden DPW has requested that the applicant hire a civil engineer to come up with a plan to resolve this within 30 days. Clea Blair responded that in his opinion there was no more than 2 buckets worth of sediment in the wetlands. He also expressed that because Union St couldn't handle the water from the event and the water came onto his site which caused the dirt to go over into neighboring property. He accepted responsibility for that and stated that they will work with the homeowners to address.

J Parker commented that the Planning Board is stuck between two opposing parties and a site visit should be scheduled to fully understand the site issues. P Wood recommended that the visit coordinate with a rain event to see the full extent. P Wood shared photos of site issues.

Mark Traino, 27 Thayer Circle, expressed that since the builder has built a slope next to his property, it changed the elevation and runoff is now going onto their property. This has been an ongoing issue and the recent storm highlighted these concerns.

Patrick Wood stated that DPW is requesting that a certified engineer be hired by the applicant to develop a plan for mitigation and prevention of further incidents on site and that the plan be submitted to DPW for review. Clea Blair expressed that he felt Graves Engineering which was hired by the Town is on site every week and does reviews which are submitted to the Town should be sufficient. Patrick clarified that this is outside of Graves scope of work.

The Board stated that they were not given sufficient time to review materials that were only sent at 4pm today. Therefore they cannot comment or rule at this time.

Clea requested a continuance to the next meeting.

Motion by S Carlson, seconded by B Zawada to CONTINUE Jackson Woods Investments, Greenwood II Subdivision TO AUGUST 8, 2023. APPROVED 5-0

OTHER BUSINESS:

Lot 16, 310 Flagler Drive, Flagler Village Subdivision: Partial Release of Covenant Sprinkler Requirement

G Kiritsy updated that an engineer went to the site and met with a Holden Fire Department representative. A flow test was conducted at the site and they determined the hydrant flow at 20 psi was 3,363 gallons/minute which rates the hydrant as AA, the highest rating available. As a result the applicant respectfully requests a release of covenant on the grounds that the original condition related to water pressure at the time of the development no longer apply.

O Lies stated that he agrees that the flow and pressure numbers are appropriate now. However, because this condition was added at the advice of the Fire Department. He believes that the Fire Department should submit their findings in writing.

Regarding the separate concern of Lisa Pohl, 136 Flagler Dr, who is in the middle of a construction project that is at a standstill because of the covenant condition it was concluded that an agenda item is needed to have any further discussion.

Motion by S Carlson, seconded by F Doyle to CONTINUE Lot 16, 310 Flagler Dr TO AUGUST 8, 2023. APPROVED 5-0

1665 Main Street, Jefferson Mill: Review and Approve Decision

S Carlson said there was an 8 page submittal sent to the Board which reviews information that has been presented previously. This was a request made by the Board to have all of the information in writing.

Motion by J Parker, seconded by F Doyle to APPROVE THE GENERAL FINDINGS AND FACTS OF SITE PLAN REVIEW 1665 MAIN ST JEFFERSON MILL. APPROVED 5-0

Motion by F Doyle, seconded by O Lies to ADJOURN THE JULY 11, 2023 PLANNING BOARD MEETING AT 8:15 PM. APPROVED 5-0