

**PLANNING BOARD**  
**MEETING MINUTES**  
**April 13, 2021**

**7:00PM**

**Remote Meeting**

**Members Present:** Otto Lies, Mike Krikonis, Robert Ricker, Scott Carlson, Nancy Kielinen and James Parker

**Not Present:**

**Others present:** Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; Isabel McCauley, Holden DPW, Ryan Mouradian, Sewer and Water Dept; John Woodsmall, DPW; Julian Votruba, NEED, Sunshine Ridge Estates and Greystone Subdivision; James Soucy, Sunshine Ridge Estates; Jeff Roelofs, Village at Westminster Place; Margaret Daly, 78 Tea Party Circle, Village at Westminster Place; Linda Donoghue, 9 Explorer's Way, Village at Westminster Place; Jean Siequist, 82 Tea Party Circle, Village at Westminster Place; Timothy Power, PVI Civil Design, Jefferson Mills; Karen Stern, 32 Village Way, Jefferson Mills; Kristen Olson, 40 Village Way, Jefferson Mills; Graham Mirk, 2 Village Way, Jefferson Mills; Will Thompson, Attorney for Mill Pond HOA, Jefferson Mills; Matt Peloquin, Attorney for Jefferson Mills; Agnieszka Potoczniak, 17 Village Way, Jefferson Mills; Daniel Stroe, Jefferson Mills Developer; Barry Weir, Owner of Property at Jefferson Mills; Kevin Kerwin, 60 Greystone Dr, Greystone Subdivision; Sue Carter, Places Associates, Pine Tree Estates; William Murray, Places Associates, Pine Tree Estates; Christopher Alphen, Attorney for Pine Tree Estates;

S Carlson called the meeting to order at 7:04pm.

PUBLIC HEARING AMENDMENT SITE PLAN/SPECIAL PERMIT/CONTINUING CARE RETIREMENT COMMUNITY  
VILLAGE AT WESTMINSTER PLACE - NEWELL ROAD

Jeff Roelofs, attorney for the developer shared that plan revisions have been reviewed and Isabel McCauley, DPW, confirmed that everything was addressed.

Jeff replied to the comments about heavy equipment which has been stopped, bags around drains are completed or near completion, the street light for phase 1 has been installed. Stated that notice has been provided to all new residents of tonight's hearing. In regards to the slope behind 533 and area it is a property management issue and the plantings should stabilize them as they mature.

S Carlson asked about item 18 on DPW's comments. Ryan Muradian, Water and Sewer Superintendent, explained that the purpose is to have the existing sewer lines be inspected to document them and use as many existing Ys as possible to make the connections.

M Krikonis asked about comment 13. Isabel McCauley, DPW, explained that fencing is a usual requirement on detention ponds that would be holding more than 2' for the safety of children. They requested that they consider it but agree with their response as it is not applicable on this development.

R Ricker asked for the timeline for the sewer work. Ryan said there isn't a specific timeline. D MacKinnon, engineer for the developer, said they will be supplying that by end of the month.

Margaret Daley, 78 Tea Party Circle, stated that the interior road to develop King Philip Circle is not ready, she has heard of mailbox issues and irrigation water has some concerns with the volume of water once more houses are developed.

Linda Donoghue, 9 Explorer's Way, asked about clarification for exclusive use at the duplexes.

Jeff replied that 605-610 will not have exclusive use areas, only decks. The area behind their units will be common use areas. Explained that exclusive use areas are allowed to have some more private use of the area vs common areas.

*Motion by R Ricker, seconded by M Krikonis to CLOSE PUBLIC HEARING AMENDMENT SITE PLAN/SPECIAL PERMIT/CONTINUING CARE RETIREMENT COMMUNITY VILLAGE AT WESTMINSTER PLACE - NEWELL ROAD  
Approved by a vote 5-0-1 (J Parker abstained)*

The board and DPW had some conversation about the lack of clarity on the sewer plans.

J Parker, 62 Tea Party Circle, expressed concern about not having comprehensive plans and that he believes the assessment should be done and survey completed.

John Woodsmall, Director of Public Works, explained that the intent is to minimize the number of additional tie-ins and ensure whatever connections are made are done to existing Y's whenever possible. Sewer main capacity is not in question. Suggested a condition could be included that the survey be done prior to any sewer tie-ins.

*Motion by R Ricker, seconded by O Lies to APPROVE THE SECOND AMENDMENT FOR SPECIAL PERMIT/SITE PLAN APPROVAL VILLAGE AT WESTMINSTER PLACE NEWELL ROAD 5-0-1 (J Parker abstained)*

PUBLIC HEARING SPECIAL PERMIT/ SITE PLAN APPROVAL JEFFERSON MILL 1665 Main Street - 47 Multi Family Dwelling Units

Timothy Power, PVI Civil Design, reviewed comments from the prior meeting. Parking and vehicle movement concerns were addressed by realigning the curb along village way and added some head in parking in the area. The parking near building 3 that was proposed is now removed and parking near guardhouse was removed. 95 parking spaces are currently proposed. Water/sewer notes and storm water details were added to address required certifications. Pump station calculations and details were added.

N Kielinen asked how the traffic concerns were addressed by these changes. Timothy answered that there is now 60' of clear area to provide some additional stopping time and addressed line of site.

The Board expressed concern about the 100 year old water main.

John Woodsmall, DPW, explained that the water main on Main St is approx. 100 years old but it is cast iron and in good shape and they don't have concerns so there is not a reason to do any sort of replacement with all that would entail at this time.

R Mouradian, explained that there was a legal opinion submitted that the site is entitled to use the utilities. He also clarified that the age of the water main is not the concern and they would have the same preference even if it were a newer line.

S Carlson asked if all 47 comments have been addressed and satisfied. Timothy replied there were about 4 outstanding comments that were reviewed with Isabel and Ryan. These require minor detailing on the plans.

Isabel McCauley, DPW, recommended that they receive the final comments and calculation before the Board closes the hearing.

S Carlson opened for public comment.

Karen Stern, 32 Village Way, commented that the size of the easement to utilize and the safety for all families between the 2 developments.

Kristen Olson, 40 Village Way, commented about the water and whose responsibility it will be once it exits the main. Secondly she expressed concern about the volume of traffic from Main St.

Graham Mirk, 2 Village Way, raised a concern about the 19 parking spaces at the mailbox and the other area that was previously used as snow storage.

Will Thompson, Attorney for Mill Pond HOA, addressed the letter from the attorneys as to the right to tap into Mill Pond's existing main and how that might affect the residents of Mill Pond. Regarding the safety concern about the traffic, it doesn't seem that it has been discussed or addressed.

Matt Peloquin, Attorney for Jefferson Mills, expressed that the sharing between the owners of the Mill and Village way have a legal right to use the easements as expressed in the Condo Agreement.

Timothy Power, added that it is well known that the wider a road is there is human nature to go faster so narrowing the road would inherently slow the traffic. In regards to the easements the 24' easement has been improved upon by the design.

Kristin Olson, replied that she is not speeding and it is already narrow at the gate area and there is no visibility because of building 5.

Agnieszka Potoczniak, 17 Village Way, between the 90 combined units there would be a lot of traffic through that one entrance/exit. It is very dangerous and she expressed disappointment that the concerns have not been addressed.

Timothy Power expressed that due diligence was done and snow storage may have been used in the past but there is no legal right to that space.

Daniel Stroe, Jefferson Mills Developer, said that the proposal has always been for 47 units from day one and the discussion is really how to make it better for everyone and he believes they have been open to hearing all the concerns and addressing the issues.

O Lies asked for clarification from the Town about the comment regarding traffic on Main St. and asked about the possibility of having some measures by the DOT to make it safer.

John Woodsmall, DPW, replied that Princeton St/Main St intersection and some signage upgrades were put in as a result of traffic. They can certainly request a safety audit to be done however there are no guarantees that anything would be done as it is not a Town project.

Barry Weir, Owner of Property, stated that the original building permit had lapsed but it had been approved by the Town. New plans and items have been addressed as requested however the property does need to be developed and they have a right to do so.

Motion by J Parker, seconded by S Carlson to CONTINUE THE PUBLIC HEARING SPECIAL PERMIT/ SITE PLAN APPROVAL JEFFERSON MILL 1665 MAIN TO THE APRIL 27, 2021 MEETING AND EXTEND THE FILING FOR DECISION WITH TOWN CLERK TO MAY 11, 2021. Approved by a 6-0 vote.

#### PUBLIC HEARING AMENDMENT TO DEFINITIVE SUBDIVISION APPLICATION

Greystone Subdivision – Rosario removal of non-buildable status and waiver for maintenance of storm water system

P Harding read the Public Hearing notice.

P Harding explained that in 1987 there was a condition that lot 14 would be non-buildable. Someone has purchased the land and wants to build a single family home. P Harding could not find a specific reason why it was on the plan as non-buildable but believes that it was submitted that way.

S Carlson asked about the water in the area.

R Ricker asked about the grades as he recalls they were severe.

P Harding shared the plans for the proposed single family home.

S Carlson said there is a lot of water in the area and the catch basin works 24/7.

Julian Votruba, NEED, stated he did the recent plan for the site owners but he wasn't aware of the status as a non-buildable lot. There was a soil test done to see about septic and it was approved by Dept of Health for Title V. There is more than sufficient frontage and access to Town Water.

P Harding clarified that with the Registry of Deeds it is recorded as a non-buildable lot. It was included in the Definitive Subdivision signed by the Planning Board therefore it has to be voted on to be amended by the Planning Board.

Kevin Kerwin, 60 Greystone Dr, commented that they had to make many modifications to address the water that drains off the hill into that area and stated it is a Vernal Pool.

?????, 15 Greystone Dr, said that they were told by the previous owners that they tried to build on the land but they were told that the reason it was non-buildable was only due to not being able to tie-in to the Town Sewer and they are not proposing to build in the wetlands or disturb that area.

P Harding said that there was a lot designation change to divide the property to Lot 14 and Lot 15 when Morningside estates subdivision was built and the roadway was accepted. So it is the same Lot.

John Woodsmall, commented that he isn't familiar with the water main connection for this area but the road is under a 5 year moratorium for no cuts as it was only paved 2 years ago, however this has no bearing on the Board's decision.

P Harding stated that she consulted with Town Counsel on this matter.

Motion by R Ricker, seconded by M Krikonis TO APPROVE THE AMENDMENT TO DEFINITIVE SUBDIVISION APPLICATION GREYSTONE SUBDIVISION. Approved by a 5-1 Vote (S Carlson dissented)

PUBLIC HEARING DEFINITIVE SUBDIVISION PINE TREE ESTATES – Salisbury Street/Bailey Road –  
98 dwelling units

P Harding read the Public Hearing Notice.

Sue Carter, Places Associates, gave a brief update of the project. They received some technical requests from the Town in the last week and have not had time to review those.

Sue Carter shared the plans. Lots have been reduced to 98 units and the road length reduced by 40'. Reworked drainage in accordance with DPW request and reduced the need for the number of pumps.

R Ricker asked if the developer has an independent site supervisor. Sue Carter replied that they do not have an answer at this time as it hasn't been reviewed with their client.

S Carlson asked what grade levels would be changed. Sue Carter said they would be within subdivision regulations and William Murray, Places Associates, replied calculations have not been completed yet but they will get that for the Board. They feel they need 3-4 weeks to resolve and address all the questions and technical comments.

O Lies commented that the road width was reduced from 28'. Sue Carter replied that yes it was changed from 28' with 2 sidewalks to a 24' width with 1 sidewalk per the request of DPW. William Murray replied that it is because the Town wants to do a sidewalk on Bailey Rd so there would be no reason to contribute to a fund for an off-site request when they have been willing to put sidewalks on both sides of their development. Christopher Alphen, Attorney for Applicant, welcomes comment from the Board in regards to this. John Woodsmall, DPW, reminded that the discussion about the sidewalks was that Bailey Rd is recommended to get a sidewalk and for a single sidewalk to be in the development. Also commented that the island would be requested to be removed by the DPW.

P Harding read the chat comments:

Stacey Justice, 129 Bailey Rd, commented about concerns with drainage onto Bailey Rd and concern that a reduction of 3 units is not significant.

William Murray replied that the water would be fully contained on the development with no drainage onto Bailey Rd.

Taylor Blair, 95 Powers Rd, expressed concern about traffic on Bailey Rd.

William Murray replied that there has been traffic review done.

P Harding said that the other comments were in regard to the curb cuts and the

Motion by R Ricker, seconded by M Krikonis TO CONTINUE THE PUBLIC HEARING DEFINITIVE SUBDIVISION PINE TREE ESTATES TO THE MAY 25, 2021 MEETING. Approved by a vote 6-0.

#### ZONING BOARD OF APPEALS RECOMMENDATIONS

**Variance - 421 Quinapoxet Street – Monica Whitehouse Lot width and area requirements.**

Motion by O Lies, seconded by R Ricker THAT THERE IS NO PLANNING BOARD SIGNIFICANCE. Approved by a vote 6-0

**Variance – Map 90 Parcel 32 between 148 & 160 General Hobbs Rd. –relief from frontage**

P Harding said that there was a previous application for 2 lots with 40' but ZBA denied it so the applicant is back with 1 lot request.

Motion by R Ricker, seconded by O Lies THAT THERE IS NO PLANNING BOARD SIGNIFICANCE. Approved by a vote 6-0.

#### APPROVAL OF MEETING MINUTES –

March 9, 2021

Motion by J Parker, seconded by R Ricker TO APPROVE THE MINUTES FOR MARCH 9, 2021 MEETING.

Approved by a vote 6-0

Motion by J Parker, seconded by M Krikonis TO ADJOURN THE APRIL 13, 2021 MEETING AT 10:35 pm.  
Approved by a vote 6-0.