

**PLANNING BOARD**  
**MEETING MINUTES**  
**April 14, 2020**

**7:00PM**

**REMOTE MEETING**

**Member Present:** Otto Lies, John Michalack, Michael Krikonis, Scott Carlson, James Parker, Nancy Kielinen, Robert Ricker

**Others Present:** Pam Harding, Director of Planning; Anthony Wespiser, Weston and Sampson, Jeffrey Alberti, Weston and Sampson. Gary Kaczmarek

Scott Carlson, Chair called the meeting to order at 7:03 p.m. The following is a summary of the agenda and attachments. The meeting was conducted utilizing zoom. This Public hearing is being conducted remotely consistent with Governor Baker's Executive Order to amend Open Meeting Law requirements dated March 12, 2020 in accordance with the State of Emergency prohibiting public gatherings as a result of COVID-19 pandemic.

For the record this meeting is being conducted remotely utilizing the web based conferencing service, an internet address and dial in phone numbers are provided on the agenda located on the Town website and local cable channel.

All public participants will be muted and placed in a waiting room, if the public submits comments through chat or telephone they must include their name and address for the record.

**PUBLIC HEARING – SITE PLAN/SPECIAL PERMIT DEPARTMENT OF PUBLIC WORKS FACILITY – Town of Holden – 18 Industrial Drive** – The public hearing was opened. Anthony Wespiser and Jeffrey Alberti from Weston and Sampson were present and provided an overview of the proposed 42,000 square foot DPW building, drainage and overall site layout.

Otto Lies expressed concern about public involvement and notification when conducting meetings remotely. P. Harding state she understood but the Town had done everything possible and meetings will be done remotely for an undetermined period of time. The plans were available on the website, residents could call in or login through the webpage. All Town Departments were consulted during development of the plans.

S. Carlson asked if there was a location for gas storage tank or if one was planned for the future. Jeffrey Alberti informed him there was not part of the project at this point in time.

R. Ricker made a motion to approve the DPW building application for a site plan special permit subject to the following conditions,

Plans entitled Holden, MA Department of Public Works Facility 18 Industrial Drive, Holden, MA Map 186 Lot 43 prepared by Weston and Sampson Engineers, Inc. dated February 2020.

Application for Site Plan Special Permit – New DPW Facility – 18 Industrial Drive Prepared for The Town of Holden, Prepared by Weston and Sampson Engineers with a date of February, 2020.

Stormwater Report Town of Holden Department of Public Works, 18 Industrial Drive Prepared By Weston and Sampson Engineers, Inc. with a date of November, 2019

**With the following conditions of approval:**

1. Ensure access to the infiltration swales from Industrial Drive is provided.
2. The drain pipe from OCS2 shall connect to a drain manhole and not a clean out prior to connecting to DMH22.
3. Update the perimeter drain line to run along the Administration Engineering building. It is offset.

**For construction:**

4. Add to the plans the Holden Water and Sewer specifications. See attached.
5. Remove reference to dense grade under the water pipe trench detail. Keep sand only.
6. Add restrainer schedule to the thrust block anchorage details.
7. Add the size length and width of the underground infiltration chamber to the plans. Add the minimum separation requirement of 2-feet from the bottom of the chamber to the estimated seasonal high groundwater (ESHGW) to the detail.
8. Add pipe inverts to detail of OCS3.
9. Correct the elevation reference for the swales. EL-716 is showing as Inf. Swale 1, it should be 2.
10. Provide clarification for the replacement/repair of the existing 24" corrugated metal outlet pipe. Evaluate the feasibility of connecting the proposed 24" HOPE pipe to the existing outfall pipe.
11. Confirm roof runoff is not required to be pretreated prior to be discharged to the wetlands.

James Parker seconded the motion, Nancy Kielinan yes, O.Lies Yes, S. Carlson Yes, J. Michalak Yes, M. Kirkonis, Yes, motion passed 7-0.

**PUBLIC HEARING DEFINITIVE SUBDIVISION Extension of Time - Oak Hill Subdivision – Winter Ridge Limited Partnership BOND REDUCTION - OAK HILL DEFINITIVE SUBDIVISION -EXPECTED**

**CONTINUANCE TO May 14, 2020** The applicant is requesting a continuance, M. Kirkonis made a motion to continue the public hearing to May 14, 2020, N. Kielinan seconded the motion, Otto Lies, yes, John Michalak yes, James Parker Yes, Scott Carlson yes, and Robert Ricker yes.

**PUBLIC HEARING DEFINITIVE SUBDIVISION – SALISBURY PINE TREE ESTATES, Salisbury Street/Bailey Road 45 Lots, 101 units - Holden Pine Tree, LLC**

The response to our peer review traffic report is attached, Green Intl. did I not have a response in time for the meeting. M. Kirkonis made a motion to continue the public hearing to May 14, 2020, N. Kielinan seconded the motion, Otto Lies, yes, John Michalak yes, James Parker Yes, Scott Carlson yes, and Robert Ricker yes.

**DEFINITIVE SUBDIVISION AMENDMENT GREENWOOD ESTATES – Expected continuance to May 26, 2020** The Applicant has requested a continuance to May 26, 2020. The applicant has stated they are not interested in conducting a remote meeting and will request a continuance until public gatherings and meetings are permitted. M. Krikonis made a motion to continue the public hearing to May 26, 2020, N. Kielinan seconded the motion, Otto Lies, yes, John Michalak yes, James Parker Yes, Scott Carlson yes, and Robert Ricker yes, motion passed 7-0.

**APPROVAL OF MINUTES – January 28, 2020** O.Lies made a motion to approve the January 28, 2020 minutes, N. Kielinan seconded the motion, Otto Lies, yes, John Michalak yes, James Parker Yes, Scott Carlson yes, and Robert Ricker yes. M. Krikonis abstained. Minutes approved 6-0.

**March 10, 2020** M. Krikonis made a motion to continue the public hearing to May 14, 2020, N. Kielinan seconded the motion, Otto Lies, yes, John Michalak yes, James Parker Yes, Scott Carlson yes. R. Ricker abstained. Minutes approved 6-0.

These minutes were approved at the Planning Board meeting of July 21, 2020.