

PLANNING BOARD
MEETING MINUTES
April 27, 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; John Woodsmall, DPW; Julian Votruba, NEED, Sunshine Ridge Estates; James Soucy, Sunshine Ridge Estates; 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;

S Carlson called the meeting to order at 7:05 pm.

PUBLIC HEARING DEFINITIVE SUBDIVISION APPLICATION SUNSHINE RIDGE ESTATES – Bailey Road Development 7 Lot cul de sac – 160 Bailey Road

Julian Votruba, NEED, provided an update that they had addressed all comments from the DPW.

P Harding shared DPW's response letter from 4/27/21.

Isabel McCauley, Holden DPW, stated that the DPW cannot necessarily agree that the level of traffic will be unaffected but due to the size of the subdivision it doesn't require a traffic study. They would make a recommendation to the developer to keep this in consideration.

James Soucy, Developer Sunshine Ridge Estates, stated that he has no intention to contribute to a sidewalk fund. He would rather do the 2 sidewalks in the subdivision as proposed.

John Woodsmall, Holden DPW, commented that on every past project DPW has been involved in there has been a contribution to the town's sidewalk fund when a waiver has been received.

I McCauley also shared that there are 3 additional comments from Water and Sewer. Requested the applicant to address calculations for the elevation and number of pumps per zone as it is needed to evaluate if existing main is sufficient for this to be added.

J Votruba asked if this could be made a condition of approval prior to Sewer connection permit being issued. S Carlson replied that the Planning Board does not issue any approvals until these things are addressed.

Motion by R Ricker, seconded by M Krikonis to CONTINUE THE PUBLIC HEARING DEFINITIVE SUBDIVISION APPLICATION SUNSHINE RIDGE ESTATES TO THE MAY 11, 2021 MEETING AND EXTEND THE FILING FOR DECISION WITH TOWN CLERK TO MAY 22, 2021. Approved by a 6-0 vote.

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

Matt Peloquin, Attorney for the applicant, presented on the development. Stated that the Zoning Board of Appeals has unanimously issued a Special Permit for the 47 units as proposed 4 times. CMRPC plan and Holden Master Plan stated that this is an area of priority for development. November of 2017 was the last date of approval by the Planning Board and it is back before the Board due to an error by the prior owner of the property. At this time all of the concerns of the Board and DPW have been satisfactorily been addressed.

Timothy Power, Civil Engineer, wanted to address the safety concerns from the neighbors. Regarding line of site at the approach to the site from Main St. Utilizing a study in regards to right turns, it is assumed that they are traveling at about 15-20 mph. They have provided 80' of line of site by removing a parking space. For Village Way there is more than what is required for line of site under studies and regulations. In regards to the video provided by the residents it did not show the benefit of the improvements that are proposed by the development.

Video provided by Kristen Olson, 40 Village Way, was shared showing concerns about traffic safety in the area.

T Power stated that the plan is to make improvements that will improve the line of site and will widen the street. Lane demarcation will also serve to better guide vehicles as well.

N Kielinen asked what the current street width is.

T Power replied that it is 40' currently and the improvements would provide approx. 2' additional.

R Ricker asked if there is any anticipation of 2-3 cars at peak times to outflow onto the Main St. while waiting to access the garage. T Power replied that there are no gates on the garage so there should not be much queuing time needed.

O Lies shared that he has concerns about the safety at the bottleneck to the entrance to the development.

J Parker also expressed concern especially taking into consideration that this is New England with all of the challenges of inclement weather.

J Woodsmall asked if it was considered to pull back the curb where the Gate House is located to provide a larger area for entrance on the right turn.

T Power said they can certainly angle it into the Gate House.

P Harding read a letter received by Kenneth Salins on April 27, 201 sent via e-mail regarding noise and traffic concerns.

Will Thompson, Attorney for Mill Pond, brought up the concerns of his clients regarding common use of the easements and that they do not believe there is a right by the Developer to tie into the service based on the language in the letter and agreement.

Matt Peloquin responded that a Village District is designed to have a higher density and this project has met the goal of Site Plan Review which is to make improvements.

O Lies stated that it is not a Village District. P Harding clarified that it is part of a Village District.

J Parker informed the Board that he looked into it and found this area was registered as a Historic site in 2010, as such it would be difficult to try and make changes to the Gate House.

J Woodsmall, explained that adding another connection into the Main St water main would be negligent as the operators of the Public Water System. There is one line meant to service the entire property.

Motion by R Ricker, seconded by J Parker to CLOSE THE PUBLIC HEARING SPECIAL PERMIT/ SITE PLAN APPROVAL JEFFERSON MILL 1665 MAIN. Approved by a 6-0 vote.

Motion by R Ricker, seconded by J Parker to APPROVE THE SPECIAL PERMIT/ SITE PLAN APPROVAL JEFFERSON MILL 1665 MAIN FOR DISCUSSION BY THE PLANNING BOARD with the following conditions.

P Harding shared draft of conditions of approval for the Board's review and discussion:

The approval incorporates the following documents

Plans entitled Jefferson Mill Redevelopment 1665 Main Street Holden, MA submitted by North Village Lofts, LLC with a date of January 29, 2021 and a revision date of April 16, 2021 Prepared by PVI Site Design, LLC

Stormwater Design Narrative Prepared by PVI Site Design, LLC January 29, 2021 revised march 29, 2021 for Jefferson Mill Redevelopment, 1665 Main Street on behalf of the North Village Lofts, LLC

- 1. If the proponent wishes to modify or revise the plans the proponent must follow the provisions of the Holden Zoning By law relating to the submission of a Site Plan/Special Permit.*
- 2. The plan is approved subject to receipt of property and acceptable security for the installation of all utilities within the Village Way "driveway shared with the condominiums, this security shall comply with the requirements of the Holden Subdivision Control Regulations and must be provided prior to the start of construction.*
- 3. This approval is valid for three years, failure to complete construction by May 30, 2024 will result in an automatic rescission of approval by the Planning Board.*
- 4. During construction all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of town roads. The proponent shall at all times use all reasonable means to minimize inconvenience to residents I the general area. Horus of operation for all construction activities are 7:00 a.m. – 7:00 p.m., Monday to Friday and 7:00 a.m. -5:00 p.m. on Saturdays.*
- 5. An as-built for the entire development (including roadway locations, elevations and all utility locations and elevations) shall be provided to the DPW/Engineering office within 6 months of the completion of the project and/or final paving.*
- 6. The Applicant must consult with MassHighway about locating driveway warning signs on Main Street for the northbound and southbound traffic approaching the driveway. The applicant must coordinate this correspondence with the Department of Public Works Engineering A stop sign must be installed at the intersection of Route 122 A and the main driveway.*
- 7. The Applicant must stripe the shared driveway to better delineate travel lanes.*
- 8. The applicant must heat the egress ramp to the underground parking garage.*
- 9. All parking spaces must be clearly labeled for specific unit numbers. Stacked parking spaces must be assigned to two bedroom units.*
- 10. The owner of the project is responsible for maintenance of the stormwater management system. The owner or representative will be responsible for submitted*

annual inspection reports to the Planning Board and DPW Engineering. Should units be sold this responsibility must be assumed by a condominium association.

11. The Town will not accept easements ownership no responsibility for maintenance of the stormceptor.

12. The vegetation located along Main Street which currently impairs site distance from the Main Driveway to the south must be removed. A site easement along the area must be granted and approved by DPW Engineering. Proof of recording of the easement must be provided prior to the issuance of any permits.

13. Easements for all utilities shall be provided as required by Section V.B.1 of the Town of Holden Subdivision Control Regulations.

14. All stockpile on-site material must have proper erosion and sedimentation controls to prevent migration of soils or sediments.

15. The applicant shall provide emergency contact information during construction activity to the Department of Public Works Engineering

16. Additional erosion controls may be necessary as required by the Town.

17. The applicant must present evidence the slab over the spillway was deemed structurally sufficient to be utilized as an amenity area. The Applicant must provide documentation this amendment has been approved by the Department of Conservation and Recreation.

18. The Applicant must provide proof an easement for the existing transformer was provided to the Holden Municipal Light Department as represented on plans entitled Plan of Proposed Easement Land in Holden, Mass Prepared by Andersen Land Surveyors, Prepared for Mill Pond Realty Trust, with a date of September 13, 2017. This information must be provided prior to the start of construction.

Motion by R Ricker, seconded by J Parker, to APPROVE THE SPECIAL PERMIT/ SITE PLAN APPROVAL JEFFERSON MILL 1665 MAIN. Motion fails by a 4-2 vote (O Lies and S Carlson dissented).

The Board discussed what considerations could be made. Safety is the main concern for O Lies and S Carlson also has concerns in regards to the density.

APPROVAL NOT REQUIRED PLANS

STREET ACCEPTANCE –

Definitive Subdivision – Parson’s Rest – Shay’s Lane

Definitive Subdivision - Oak Hill Estates-Jordan Road

Definitive Subdivision – Danielle Lane

Continued to the May 11, 2021 meeting.

APPROVAL OF MEETING MINUTES

February 23, 2021

Motion by J Parker, seconded by R Ricker TO ACCEPT THE MINUTES FOR THE FEBRUARY 23, 2021 MEETING. APPROVED BY A VOTE OF 6-0.

Motion by O Lies, seconded by R Ricker TO ADJOURN THE APRIL 27, 2021 MEETING AT 10:07 pm. Approved by a vote 6-0.