

PLANNING BOARD
MEETING MINUTES
August 11, 2020

7:00PM

1130 Holden Senior Center

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

Others present: Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; Dale MacKinnon, Guerriere & Halnon, Jeff Roelofs, Attorney;

S Carlson called the meeting to order at 7:03 PM

Gov. Baker's order for remote meetings was read.

PUBLIC HEARING SITE PLAN/SPECIAL PERMIT — Extension of Time and Amendment - Continuing Care Retirement Community

J Roelofs, Rep for applicant updated on the project – Revised plans have managed to relocate the duplexes so their driveways are located off the cul de sac, screening plantings added on Tea Party Circle. Visitor parking spots are closer to, Sewer and Water lines to be under the road. Street lighting to be added to meet 1 light per every 200'.

O Lies requested the plans to be shared on screen.

P Harding shared the screen with plans.

M Krikonis asked about the aggregate material shown on Tea Party Circle.

P Harding stated that this is a construction entrance. She said that DPW has signed off on all revisions and signed off on the plans.

R Ricker asked if the residents have seen this plan.

P Harding and Jeff said they shared the plans with the residents that they have contact info for and it was posted to the Town's webpage.

Jeff said a resident mentioned concern about some discoloration of the irrigation well at 82 Tea Party Circle but that has been resolved by changing the filter in the area. No residents he spoke with had any concerns with the plans as shown.

M Krikonis asked what size arborvitae will be at time of planting?

Jeff replied it will be planted at a size of 3' in height and are a type that grow approximately 3' per year up to 50'.

R Ricker asked what the spacing is between the plants?

Jeff replied that they are set at 12' apart.

R Ricker requested them to be 8' spacing between, 10' maximum.

S Carlson opened the hearing to the public for questions or comments.

Arthur Marin, 76 Tea Party Circle, expressed his thanks to the board and developer in their changes. He asked if the arborvitaes would be in a berm.

P Harding said that due to the limited distance available it would create a steep slop andt may not be a viable option.

Dale MacKinnon said that plantings could all be adjusted to be 8' on center spacing for the arborvitaes and the white pines.

Margaret Daly, 78 Tea Party Circle, echoed the same comments as Arthur. Also expressed a concern for additional lighting at a specific area where there is a span of 8 houses without street lighting.

Jeff replied that when the roadway is finished this fall the additional lights would be installed.

S Carlson said if the lighting had been roughed yet.

Jeff and Dale replied that this would be done when the construction work is done in time with the roadway work.

J Parker asked in regards to the engineering firm's letter that the lighting will be remedied by Phase 1 completion does that mean November 1st?

Jeff replied that it will be completed by November 15th.

Motion by R Ricker, seconded by O Lies, TO CLOSE THE PUBLIC HEARING FOR EXTENSION OF TIME FOR THE SPECIAL PERMIT/SITE PLAN APPROVAL FOR THE VILLAGE AT WESTMINSTER PLACE. APPROVED BY ROLL CALL VOTE, M. Krikonis, Yes, A VOTE 6-0-1 (J PARKER ABSTAINED)

J Michalack read the motion and amended conditions:

GENERAL CONDITION #6 IS AMENDED AS FOLLOWS: If construction is not completed by **March 30, 2022** the applicant must apply for an extension of time or approval will be automatically revoked. Construction shall refer to the completion of all common areas, utilities, drainage, and off-site improvements. Once construction is complete the applicant must notify the Holden Planning Board, the Board must issue a Certification of Completion ensuring that all conditions have been satisfied.

CONDITION #67 SHALL BE AMENDED: All roadway and infrastructure work associated with Phase 1 must be completed by November 15, 2020. Binder course shall be pulverized and replaced with new binder material prior to the installation of the top course. The replacement of binder shall begin at 98 Tea Party Circle and continue to the terminus of Phase 1. All sidewalks, berm, and street lighting in Phase 1 must be completed by November 15, 2020.

CONDITION #70 SHALL BE ADDED: Once the top coat is installed on the Phase 1 roadway all construction trucks must access the units on King Phillips Rd through Phase 2.

CONDITION #71 SHALL BE ADDED: This extension of time approves amended plans entitled Modification Plan for Site Plan Special Permit at Westminster Place with a date of March 31, 2020 with a revised date of July 29, 2020 consisting of three sheets. The plan was prepared for

Newell Road Realty, LLC by Guierriere and Halnon, Inc. This modification replaces the original approval for the construction of two buildings with six attached units with an amendment for 6 duplex units on King Phillip Trail, previously referred to as Driveway D.

CONDITION #72 SHALL BE ADDED: The 25 Green Giant Arborvitae and 18 Upright White Pine must be planted 8' on center and cover the same linear area s represented on the approved plan.

Motion by J Michalack, seconded by M Krikonis, TO APPROVE THE REQUEST FOR EXTENSION OF TIME FOR THE SPECIAL PERMIT/SITE PLAN APPROVAL FOR THE VILLAGE AT WESTMINSTER PLACE WITH CONDITIONS AND AMENDMENTS AS NOTED. APPROVED BY A ROLL CALL VOTE, O. Lies, N. Kielinen, R. Ricker, S. Carlson 6-0-1 (J PARKER ABSTAINED)

APPROVAL NOT REQUIRED

8 Paul Revere Road - Lot Line Adjustment

P Harding explained that Lot 8 and Lot 6, they would like to annex areas as marked. P Harding said that this change would not affect zoning.

Motion by M Krikonis, seconded by O Lies, UNANIMOUSLY APPROVED (7-0) TO ENDORSE THE ANR.

APPROVAL OF MINUTES

May 26, 2020

MOTION BY J MICHALACK, SECONDED BY J PARKER, UNANIMOUSLY APPROVED (7-0) THE May 26, 2020 PLANNING BOARD MINUTES.

DISCUSSION

O Lies asked about the White Oaks Heininger/Puffer project.

P Harding said that physical plans will be mailed to board members as the detailed plans are not formatted for digital viewing.

There was a brief board discussion about the Town's use of funds for this contribution.

P Harding shared that the town's desire is to limit the development and preserve open space as much as possible on the property.

R Ricker asked about Pine Tree Estates for next meeting.

P Harding said that the items requested have not yet been addressed by the applicant.

S Carlson asked if they don't reply with adequate time prior to the meeting how would the board review it?

P Harding said that if they do not give enough time for review then the Board can continue it.

O Lies asked for hard copy packets prior to the meetings.

P Harding replied yes she can mail those if requested.

Motion by R Ricker, seconded by J Michalack UNANIMOUSLY VOTED TO ADJOURN THE PLANNING BOARD MEETING AT 7:57PM

