

**PLANNING BOARD  
MEETING MINUTES  
August 31, 2021**

**7:00PM**

**Remote Meeting**

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

**Not Present:**

**Others present:** Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; Isabel McCauley, Holden DPW; Clea Blair, Greenwood Estates; Carl Hultgren, Quinn Engineering, Quinapoxet Street; William Murray, Places Associates, Pine Tree Estates; Michael Elmes, 138 Bailey Rd; Stacey Justice, 129 Bailey Rd

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

**PUBLIC HEARING – SPECIAL PERMIT – COMMON DRIVEWAY- SERVICING TWO HOUSE LOTS – QUINAPOXET STREET Assessing Map 102 Parcel 14 - Applicant Jim Harrity**

P Harding read the public notice and explained that it would require a super majority 5/7 votes to pass. She shared the site plans.

Carl Hultgren, Quinn Engineering, explained that in 2013 a driveway was constructed and they are before the board to propose that it become a common driveway for 2 house lots with a turn-around for emergency vehicles. Comments from DPW and the Fire Dept have been received. Driveway is about 800' long.

S Carlson asked how the detention ponds would be handled?

P Harding said that an annual inspection will be required and the 2 homeowners must establish an HOA for maintenance.

M Krikonis asked in the infiltration basins are existing?

P Harding answered that they are but have not been maintained and has been conditioned as item #2.

Motion by R Ricker seconded by M Krikonis to CLOSE THE PUBLIC HEARING – SPECIAL PERMIT – COMMON DRIVEWAY- SERVICING TWO HOUSE LOTS – QUINAPOXET STREET Assessing Map 102 Parcel 14. APPROVED BY A VOTE 7-0

Motion by O Lies seconded by R Ricker to APPROVE THE REQUEST – SPECIAL PERMIT – COMMON DRIVEWAY- SERVICING TWO HOUSE LOTS – QUINAPOXET STREET WITH CONDITIONS AS STATED. APPROVED BY A VOTE 7-0

**PUBLIC HEARING – GREENWOOD ESTATES – 88 LOT DEFINITIVE SUBDIVISION - EXTENSION OF TIME – UNION STREET - JACKSON WOODS DEVELOPMENT - Assessor Maps 132 Parcels 128-151 and Map 148 Parcels 70-137**

B Zawada and M Krikonis confirmed that they reviewed the minutes from the August 10, 2021 meeting.

P Harding said that applicant is still under a cease and desist order until the Conservation Commission reviews the work done for wetland sedimentation.

Clea Blair asked for a 5 year extension of time. Explained that there was issue that has been addressed and just needs approval to finish remediation work once cease and desist order is lifted by the Conservation Commission.

B Zawada commented that it doesn't seem to be an issue that would have any bearing on the extension of time. M Krikonis, S Carlson, J Parker, N Kielinen were in agreement.

P Harding suggested an extension of 2 years which is typical for projects of this size.

C Blair requested a 3 year extension.

Motion by R Ricker seconded by B Zawada to CLOSE THE PUBLIC HEARING – GREENWOOD ESTATES – 88 LOT DEFINITIVE SUBDIVISION - EXTENSION OF TIME – UNION STREET - JACKSON WOODS DEVELOPMENT.  
APPROVED BY A VOTE 7-0

Motion by R Ricker seconded by J Parker to APPROVE THE PUBLIC HEARING – GREENWOOD ESTATES – 88 LOT DEFINITIVE SUBDIVISION - EXTENSION OF TIME FOR A PERIOD OF 2 YEARS – UNION STREET - JACKSON WOODS DEVELOPMENT APPROVED BY A VOTE 7-0 WITH THE FOLLOWING CONDITIONS: The original conditions of approval issued on August 21, 2018 for DP #0316 and additional conditions of amendments of August 25, 2020 for DP # 0219 remain in effect as well as the following addition conditions and amendments:

***CONDITION #3 SHALL READ Failure to complete construction in accordance with the provisions of the Holden Subdivision Regulations by August 30, 2023 from the day of approval shall result in an automatic rescission of approval by the Planning Board.***

***CONDITION SHALL BE ADDED The Homeownership Association as required in Conditions #47 shall be amended to include a provision that the Homeownership Association shall be responsible for maintenance of the ways in the event the Town does not accept said ways as public ways following completion of the subdivision.***

**PUBLIC HEARING – DEFINITIVE SUBDIVISION - PINE TREE ESTATES - Holden  
Pine Tree, LLC – PINE TREE ROAD/BAILEY ROAD - Assessing Map 172 Parcel 14 and Map 173  
Parcels 35 and 62. - 98 dwelling units**

S Carlson informed the board that this will be a discussional only.

William Murray, Places Associates, explained that the project has 5 Phases. Phases 1 will include construction of the large drainage basin behind the units. Excess fill from Phase 1 is proposed to be placed on the portion of Phase 3 until needed. Phase 2 will also have excess fill at a point that will need to be held on site. Phases would need to be opened up simultaneously to utilize materials on site.

B Zawada asked if this will have an impact on abutters?

W Murray replied that the site materials would be stored 100s of feet to the interior from abutters so it should not have any impact.

J Parker asked for clarification for the opening and closing of Phases.

W Murray shared the phasing plan and explained that Phases would be opened and closed in order to transport and store fill.

R Ricker asked if the stabilization has been reviewed.

W Murray replied that the Federal EPA standard must be met and since the soil would be situated in the middle of the site it will be more easily contained.

S Carlson asked if they are developing every lot or they will sell the lots.

W Murray replied that it has not been definitively decided.

W Murray provided details on the materials to be used and placement as well as comparative information for another project. He commented that they feel utilizing multiple phases for stockpiling the fill on site to be the best option for all parties. P Harding replied that the comparative project has much less grading and different conditions specific to that site.

J Parker commented that in the development that he lives there has been significant issue with temporary roads, Phases being delayed in finalizing and thus the plan outlined for this development is concerning.

S Carlson asked for comment from the Town in regards to the stockpile of the soil and potential issues.

B Zawada and N Kielinen expressed that they do not find issue with the stockpiling on site versus taking them off-site.

R Ricker commented that this land is difficult to work with due to the cuts and fills.

M Krikonis said Greenwood Estates has utilized stockpiling so what makes this situation different?

P Harding said it started at a lower grade and then progressed to higher phases. There have been extensive erosion control breaks due to the soil being exposed. Less excavation was done on that project and this proposed project would be starting opposite of that at a higher grade.

O Lies would like to see plans outlining time frame and Phase information provided more clearly. M Krikonis echoed this as it would help in understanding the potential impact.

S Carlson said the requirement of 3<sup>rd</sup> Party inspection is being questioned by the applicant.

P Harding said that due to the size of the project DPW is suggesting a requirement for onsite inspection.

J Woodsmall, Holden DPW, replied that this follows the model established by prior projects, The Reserve on Salisbury and Greenwood Estates. With it being a substantial number of lots there is a lot of inspection and time needed for all the various components. They suggest an average of an hour a day on site supplemented by Town staff. This encourages projects to move forward efficiently as the developer is incurring cost for the inspector.

S Carlson brought up the last item to discuss is the sidewalk construction fund.

P Harding said that at a prior meeting the applicant was planning to meet with DPW but that did not happen so it is still outstanding.

W Murray replied that the applicant did not agree to build a sidewalk on Bailey Rd as it is believed to be the Town's responsibility. The applicant would agree to put money into a sidewalk fund. Using Sunshine Ridge as a standard they would agree to the same amount but charged as each phase is completed.

O Lies believes that discussion for this item should be with the Planning Board as well as the DPW.

R Ricker is in support of the applicants offer. O Lies said that due to this being a high density project he would want to see sidewalks on both sides of the road especially if the road width is only 24'.

S Carlson commented that due to the information missing for the Board's review this item cannot be ruled on.

W Murray asked for a continuance on the Public Hearing. The applicant is meeting with the Conservation Committee on September 8, 2021.

S Carlson opened the discussion to the public.

Stacey Justice, 129 Bailey Rd, expressed concerns about the fill and potential for issues on school, flooding and traffic.

Michael Elmes, 138 Bailey Rd, expressed concern with who would be monitoring the fill and stabilization feels that construction phase is a long duration and could affect abutter's home values.

Motion by R Ricker, seconded by M Krikonis to CONTINUE THE PUBLIC HEARING – DEFINITIVE SUBDIVISION – PINE TREE ESTATES TO THE SEPTEMBER 28, 2021 MEETING WITH A CONTINUANCE TO FILE WITH THE TOWN CLERK BY OCTOBER 12, 2021. APPROVED BY A VOTE 7-0

#### **APPROVAL OF MINUTES – June 8, 2021**

P Harding stated R Ricker was not present.

Motion by M Krikonis, seconded by J Parker to APPROVE THE MINUTES FOR THE JUNE 8, 2021 MEETING. APPROVED BY A VOTE 6-0-1 (R RICKER ABSTAINED)

#### **OTHER BUSINESS**

The Board discussed the subject of returning to in-person meetings. R Ricker and J Parker are in favor of returning to in person meetings. O Lies would like to stay remote until there is more certainty with the pandemic status. S Carlson and N Kielinen see potential issues with returning to in person. It will be discussed as things develop.

M Krikonis noted that he is resigning his seat after the September 14, 2021 meeting.

*Meeting Adjourned at 8:53 pm Approved by a 7-0 vote*