

**PLANNING BOARD**  
**MEETING MINUTES**  
**December 10, 2019**

**7:00PM**

**1130 Holden Senior Center**

**Member Present:** Otto Lies, John Michalak, Michael Krikonis, Scott Carlson, Robert Ricker.

**Members Absent:** Michael Krikonis

1 Vacancy

**Others Present:** Pam Harding, Director of Planning; Isabel McCauley, Senior Engineer

John Michalak, Chair read the public hearing notice into the record and opened the public meeting at approximately 7:10 p.m.

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

J Michalak read the public hearing process. William Murray, Applicants representative introduced himself to the public, Chris Alfon, attorney was present. Client owned the property since 1940. In 2006 and 2008 he presented development options under a 40R proposal to the Town which included economic development. A preliminary subdivision was submitted in March, 2019 it was denied by the Planning Board in April 2019. The applicant moved forward and filed a definitive subdivision within 7 months of the filing of the preliminary filing to lock in the Subdivision Control Regulations. Mr. Murray reviewed the general layout of the plan, reviewed the site location, and the flow of water into Salisbury Street. The site is densely wooded with white pine and northern oak mix. The high point is red maple and down by the railroad is wetlands. Mr. Murray reviewed the Watershed Protection Map. Pine Tree Lane is a way in existence prior to zoning and the subdivision control regulations. They are connecting to the way in existence as it was historically, the project is divided into two zoning districts. The R-10 has a requirement of 10,000 square feet for single family homes the remainder of the lots are in the R-M Zoning district which allows multi family homes. The roadways are 28' in width and have two sidewalks on both sides of the roadway to meet subdivision control regulations, the applicant noted the Town is proposing to reduce roadway widths but do not want to redesign the project unless they get assurance from the Board a 24' waiver would be granted, as it will put the Applicant in a compromising position.. The Town staff requested the Applicant look into the possibility of connecting the proposed development to Dawson school down Bailey Road with a sidewalk for safe pedestrian travel. The Applicant stated they will not accept the provisions of identifying the construction of sidewalks onto Bailey Road, they claim it is the Town's

responsibility. All dwelling units that are 3 units attached or great will require sprinklers. A sewer shed analysis was completed on Bailey Road.

The sewer trunk has enough capacity to handle the entire project, about 65% of the project will discharge into the trunk line. The majority of the project gravity flows to connect to the trunk line. A very large basin will collect runoff from the hill side and down on Bailey Road, the project meets both state stormwater and subdivision control regulations. Each of the four units will be equipped with toters through a private hauler. The Phasing of the project requires phasing over five years. Fiscal Impact affects of the project were predicted utilizing data from the master plan, the full build out will generate 106 new units with the phasing done over the five years. The project is in compliance with the Master Plans housing objectives by providing starter homes duplexes. A traffic impact analysis was completed and submitted as part of the application. Salisbury Street is light controlled and a major connector to the City of Worcester. Staff meeting on November 26, 2019, items were identified where additional information was required.

P. Harding Reviewed the Letter from Planning and Development. I. McCauley reviewed the comments from the DPW letter dated December 9, 2019. I.McCauley mentioned the underground system with concerns about the traffic report. She also requested that they update the traffic report and consider pedestrian mobility. She mentioned they consider the sidewalks to Dawson School. I. McCauley stated that they did not complete a comprehensive Stormwater Report for them to review. There are several drainage comments but they did not submit enough information to comply. I. McCauley stated that there was rates included in the drainage that exceeded existing conditions, which the project cannot. Wetlands cannot be degraded in changes of flow. I. McCauley stated the Town does not accept retaining walls within the right of way nor should they be supporting the right of way. Water and sewer analysis was not provided for low pressure sewer. Fire flow for water was calculated from Bailey Road and not from Salisbury Street, the testing from Salisbury street must be provided. There is concern with the services to the quads, each units must have a standalone service i.e. meter. I McCauley is strongly is support of the 24' width of the roadway, 28' wide roadways encourages higher speeds and they have received a number of complaints on newer 28' wide subdivisions. Narrower roadways will reduce the speeds.

J. Michalak requested the applicant review the general flow of water. William Murray reviewed the general flow of water, most of the site goes to the larger basin at the bottom of the hill. The Applicant reviewed the general flow of the drainage from the roadways. S. Carlson asked if the Planning Board went to the electric department and asked they are going to feed the development. S. Carlson asked about E-1 units, the Applicant is proposing 5 units and no pump station. He asked where the sewer flows went, W. Murray stated a portions of Henry's way will flow to Bailey, which eventually discharges to the trunk line. Mr. Murray stated that the flattest part of the line will accept the entire project but it is only collecting 35 % of the project. There will be no impact to any pump stations. They will connect to the existing sewer line through the

Pine Tree Development. S. Carlson asked if the fire and hydrants were a separate water connections. W. Murray stated any quad and triplex will have a line for fire sprinklers that is separate from the domestic lines. The hydrants are part of the distribution system. There is a different shut off valve for the sprinkler system versus the water system. S. Carlson asked about the cycle of the light on Salisbury Street which allows three cars to go through when the light cycles through. A professional engineer completed the traffic study which states that this will have minimal impact to the Salisbury Street light. Attorney stated that they would like to delay reviewing the details of the traffic report until their traffic engineer was present.

Stacy Belliveau 129 Bailey Road has missed her child's concert to attend the meeting. She is concerned about Bailey Road and the width of Bailey Road, they do not walk or ride the bike on the street, she feels Bailey Rd. cannot accommodate the traffic that is there now.. The traffic on Salisbury Street cycles through only allowing three cars at a time. She sits at the end of Salisbury for quite a long time after dropping her daughter off at School. States that she has a hard time getting out of her driveway on Bailey Road. She is concerned water will run right down Bailey Rd and into her driveway and she is concerned about the wildlife. She is happy there is no sidewalk. She thinks there will be 200 children. She believes we are dumping this town by approving this subdivision. She asks what happens as the septic systems fail on title v if there will be connections.

Diane Redfearn 30 Dawson Circle, has a few questions she asked if there was an incomplete stormwater report, she asked what the recourse is if stormwater damages occur to existing homes. She requested the details on how they calculated the number of children in the fiscal impact analysis. She requested what time of day and time of year the traffic study was completed. It took her 15 minutes at 3:30 to get from Dawson Circle to Main Street. Murray stated that the stormwater report was not incomplete it meets the stormwater requirements of the subdivision control regulations. The Master Plan generated the number of children identified in the fiscal impact study, the traffic report was completed in September. The number of days the study was conducted was two and times are detailed in the traffic report. Jean Brunter 250 Bailey Rd is concerned with the number of Springs that are in the area, she has seen some of the homes that have flooded backyards. She was concerned about the sharp curves. She thought the school statistics were under calculated. She stated that she answered the number of questionnaires and surveys that went out for the Master Plan and she thinks we need more forested areas. Mia Belliveau 129 Bailey Road, a student Wachusett Regional High School, she has had up to 32 kids in a class, growing up she just started walking down the Main Road and she has to go on private property to avoid the traffic. She sees moss on the lawn she mows across the street because the area is wet. She is concerned about the amount of school children and is concerned with the number of kids on a bus. The class of 2022, she has the smallest class in years. Her dad lives in Worcester she gets in Holden at 7:10 and gets dropped off around 7:30 she states that a lot of children are late because of all the traffic.

Jessica Santos 96 Bailey Road, had a question about the water and how they would avoid her property. William Murray stated the water will be directed by grading. Elizabeth Johnson 55 Holden Street, resident of Holden her entire life, at one point she lived in Oakham and served on the Planning Board, she learned about property rights, so she understands that she has property rights to develop the land. The first question is about traffic, her sister lives on Salisbury Street and said that the traffic on Salisbury Street very straight and very fast, so the problem is the speed of traffic. The other problem is that it dumps into a residential part of Worcester that dumps into a residential area with no highway access. The heavy traffic starts at 5:00 a.m. as this parcel is developed, which they have a right to do, from a historical perspective. The other question is about the schools, all of the elementary schools are full, the middle schools are full, the middle school is paid off, and now she thinks we have to look into building a school for the 5th grade. Student mentioned that her class is big. She has seen a development this size, she does not think this will be the number of children, she thinks it will be much higher. Anthony Renzoni 256 Holden Street, .36 student children per house is the average throughout town, he thinks that the newer home will generate more children.

Michael Elmes, 138 Bailey Road, has been there for 30 years and he sees lots of kids almost get hit on Bailey Road, his mailbox has been damaged quite a number of times. Drainage basin and drainage basin b has no idea what it will look like and who will maintain and monitor those but it directly abuts his property and he is concerned about damage. Mr. Elmes asked who will be part of the homeownership association and he is concerned with EEE and mosquitos breeding in the ponds. He has questions about all the ponds within the development. He is bothered that a complete stormwater report was not provided. He is concerned about the rain runoff. He stated that he does not feel confident about where the water will go/

Joe Antinovitch 92 Powers Road, he stated that paving of Bailey Rd previous turned Powers road into a cut through and he requested this be looked into. He thinks the development looks great, he is concerned about the roadway situation. He stated that you cannot get out of Bailey Road at 7:30 a.m. due to the traffic. Salisbury Street is not going to get any better, either is Route 122A, he stated this will be a lot more traffic. We are getting plugged up. He stated that the only way to do it is to widen the roads. He thinks this will ruin the Town. Tiffany Ralli 65 Salisbury Street. She recently put in a new septic system, a special system, she thinks what they did will result in her system failing. Once it switches to an HOA and if the drainage changes. She asked why they didn't do anything with the abandoned property on Salisbury Street. William Murray, the client has made application to the Town to demolish the structures, and a demolition crew will be coming in. It is part of the development because they are changing the property lines. They are tearing down the existing structure. T. Ralli, 65 Salisbury Street stated that she did wish they would reconsider the sidewalks on Bailey Road. She is concerned there is not safe pedestrian movement of children and thinks the sidewalks should be a priority. William Boisvert 17 Thorny Lea, what is the site going to do to the area. Looks at peak hours at 7-9 a.m. in the morning, 40 cars exiting in the a.m. pointed to the maps, during peak hours will be 4 cars coming

out onto Bailey Road during the peak, two are going to take a left and two are going to take a right. He does not think all the traffic will flow onto Salisbury Street. There will be three sets of school buses going through the development. When you look at the condensed, 45 houses in all of Bailey Road. The other concerned he has the road is only 21' wide and then once the road is plowed it will be narrower. He does not think Bailey Road was built to handle this size of a subdivision. Jane Zottoli, 159 Bailey Road she has lived on the street since 1960 and she knows what has transpired on the road in regards to wetlands housing etc. Providence and Worcester Railroad was sold and it is where a majority of the site drains. She states the railroad is not really maintained. She is pointing to the railroad for a big reason and it is safety, that area is always wet because Bailey road has underground streams. She thinks it is going to create problems for the railroad track and the railroad bed and she is concerned the rail will get flooded and chemicals could spill. She thinks this will interfere with the construction of the railroad bed. The crossing on Bailey Road deteriorated so the spikes on the rail were popping up and DPW would go down and hammer them down so people wouldn't pop their tires. She thinks we have an obligation to notify the railroad could be a safety issue. How do you maintain the large green spot (detention pond) William answered, the HOA is required by the Planning Board, Conservation Commission and the Stormwater Committee, and the legal document will be recorded at the Registry of Deeds. William Boisvert, 17 Thorny Lea asked is all the units will be members of the homeownership association. The pond next to Bailey Road is called Bryant pond not Bailey pond, she (Jane Zottoli) does not want it to be referred to as Bailey pond. Her third issue is sumps, catch basins would be owned and maintained by the DPW, she asked if we treat the catch basins, and Mr. Woodsmall stated that we do not chemically treat the basins. The next point, the trees that are abutting the rail are in gravel and sand and she is a biologist by study, the trees are becoming mature and she believe they are going to fall because there is a shallow root system. Jane Zottoli asks how is going to maintain the trees, who will replant them so the erosion of the hill side does not get affected. William Murray stated that the DCR trunk line directly abuts the railroad so that area will continue to be mowed and maintained by DCR. There is not authority to do work due to wetlands and DCR jurisdictions. One last point application the HOA refers to the 2, 10 and 100 year storm, Jane Zottoli asked what happens with the 100 year storm. She asked what happened when we have a five hundred year storm. She stated the new culvert on Bailey eliminated the flooding. She asked who will take care of the flooding. Robert Engdahl 16 Thorny Lea Road, states that he read all the documents of the application. Goal 4.5 of the Holden Master Plan, encourage small lot residential development, he is asking the Board if this project supports the spirit of that goal. Concerned with traffic, concerned it won't notably affect the traffic. 21' of Bailey is generous at best, thinks that many portions of Bailey Road are less than 19' wide and thinks this lack of road width will post significant safety risks, particularly during Phase 2 and 3 of the project. Robert Engdahl thinks the queue at Bailey Road and Main would be greatly affected, everyone has to go right and then turn around to make a left. States that this is not similar to the Manning Street entrance, Manning Street development is off a 32' wide road, does not think they are similar. Traffic

impacts are not affected to notably affect Bailey, nearly everyone agrees that it will negatively affect Bailey Rd. No time since its existence Bailey Road width designed to accommodate such traffic and poses a public safety issue. Ann Winslow 138 Bailey Road, she stated that she has severe concerns about Bailey Road, she thinks that dumping more water into the Bailey Road detention ponds, the area cannot take more water. Her concern is more general, her engineer assured us Town's do a good job reviewing plans, the problem is generally during construction, she believes drainage is a serious issues in this area that construction should be seriously monitored, She is concerned about maintenance of the stormwater system by the homeownership association. These are developed and then construction companies disappear and does not get maintained.

Kurt Haapanen 152 Bailey Road, found Bailey Road to be a peaceful and quiet place, if this goes in it will not be quiet again. The development is designed to maximize profit. All Bailey Road is single family and should be reflected in the proposal. The development provides too many trips onto Bailey Road, when turning onto Main St, he often has to make a right to go left. He requested how much blasting would be required. William Murray stated there is no blasting expected no ledge has been encountered. Stacy Belliveau 129 Bailey Road, he asked where the snow storage would be located. The other day she was traveling north on Bailey and stopped at the corner because of a tree, there was not enough width to accommodate the school bus and his car. She asked if the road would be brought up to grade and what would happen with that roadway. Henry way, will connect to Bailey Road. States last Spring the garage was puddled for week after the last rain storm. Cynthia Schneider 91 Salisbury Street, all her concerns have been voiced, traffic drainage and all of this is in her backyard. She stated this is too large for this area. The development is steep and rough and she doesn't even understand how the area will be flattened and manageable. What happens to the beautiful stone fences that have been there for longer than she has. She feels the project needs to be somewhere else, and feels it will be gutted and rolled into her backyard. She stated they got the feeling that no one wants this. This will attract families and all that come with them. Just because you think you can doesn't mean you should. Justin Brooks 83 Powers Road, backs the idea there should be an independent traffic study would like it expanded and thinks people are utilizing Powers Road as a cut through and they also utilize Putnam Rd. When construction vehicles and trash come through it is difficult.

No more public comments. John Michalak, thanked everyone for their comments, there is a lot to think about discuss and review with the applicant. Otto Lies thanked everyone for coming, many were repetitive of what they heard 7 months ago, that resulted in a definitive application. The Planning Board did not make the plan. He reviewed the purpose and jurisdiction of the Planning Board jurisdiction. The Planning Board cannot consider overall impacts to Town services on public services and overall impacts on school services. Otto Lies stated that he lives on Salisbury Street and thinks the traffic has quadrupled. The Main Street was widened to alleviate traffic. The traffic on Bailey Road is a concern. Otto Lies states that we need to see a full Bailey Road analysis. Otto Lies stated that they receive comments from DPW and they are

good. Otto Lies' personal comment on the road layout. He stated that he would like an S curve that is necessary, he would like to see a different layout if possible. Asked that 90 degree turns, he would like to see these rounded, he would like all intersections rounded. Otto Lies also stated that there is remaining lane would like to see pedestrian access through the vacant lot on Salisbury Street. Otto Lies stated that his overall comment is that he wishes he would be smaller.

Michael Krikonis thanked everyone for their comments, he asked the applicant to review the trash disposal comments. All units three or less are eligible for Town trash pick-up, four or more are required to hire independent trash pick-up, they are proposing independent pick-up. Would like to know if that is a condo association and a homeownership association. At this point in time the individual lots will be developed by different developments. The plan shows the maximum development the plan can handle. Based on the phased plan, the phasing's could have different associations. The HOA will be gradually grow but there will be one association. There is no reason construction equipment needs to utilize Bailey Road. Julie Towle 118 Salisbury Street. She understands she does not think it is possible. Mike Krikonis why is there so much cross country drainage piping instead of placing it in the public way. Thinks the cross country is required to provide it to the pond. DPW does not want to be responsible for the private system. Anything in the roadway they are responsible for any roadways drainage DPW will be responsible for. Asked what the estimated project would be. Lawyer if any HOA that is developed, a condominium will have the master deeded. Mr. John Woodsmall wants private and public drainage separate, with over 5000 feet of private drainage proposed, they wanted to limit the amount of private drainage system and wants that amount reduced to the greatest extent possible.

S. Carlson, what is the estimated amount of soil that will be removed from the development. He would be curious to the cuts and fill. R. Ricker stated that he is concerned about the ownership, this project was concerned, about the Newell Road project and has been concerned. He is concerned they are selling off the lots and the maintenance, if the applicant is going to proceed with that intention because it can result in a lot of problems. Attorney this developer has bought in the best engineers, as far as the protection goes they will be utilized.

John Michalak, few questions 28' roadway versus 24' wants to know what trucks can travel what roadways. Look at gaps analysis and expects it will look at the mitigation of the signal of Salisbury and Main and this must be coordinated with Mass DOT. Subdivision, 1,000 feet of sidewalk from the site to Bailey. William Murray there was no clear direction from the board regarding the width of the roadway, he would not make that amendment without clear direction from the Board that the waiver would be granted. William Murray stated that he offered to the Town Manager to purchase the property by certified mail and he did not respond. Stacy Belliveau 129 Bailey Road. Water on Bailey Road, concerned about Bailey Road, and welcomes people to view the distance. Diane Redfearn 30 Dawson Circle, asked why would we not fund an independent study, we would rather have our own study. William Boisvert 17 Thorny Lea Road,

asked if there are four people to a family where would people be parking if there are four per family if roads are narrow people have no safe place to park. Stated that they designed parking space per the regulations. Bob Ingdoll 17 Thorny Lea, wants flaws addressed, wants independent study of the traffic report. Joseph Antinovitch 92 Powers Road, all of these spaces will be sold as individual lots. The lots will likely be sold in clusters, or a single developer may purchase the entire project. Not sure how the project will proceed. Tiffany Ralli 65 Salisbury Street had an analysis of the bridge that goes over the bridge that goes over Salisbury Street. John Woodsmall, the bridge is owned by the state. MassDOT, they are inspected every two years. There is monitoring equipment on the bridge and there was no indication, anything was wrong with the bridge. Tiffany Ralli thinks the bridge is deteriorating and does not want to see all the construction vehicles go over the bridge and deteriorate it. Mass DOT it has to meet certain criteria. Given the sporadic nature of construction he would not be worried. R. Ricker made a motion to have a peer review of the traffic report at the Applicant's expense under Chapter 53G. Otto Lies seconded the motion all were in favor, 5-0.

R. Ricker made a motion for discussion that the Board consider narrowing the roadway width. He would not go along with this unless there is visitor parking areas, Otto Lies thinks the density is too much. The developer will have to decide where the overflow lots will be. R. Ricker strongly encourages the Board to consider reducing the width. The density will prohibit fire trucks, and thinks this development is too dense for this. He would like to get a ruling from the Fire Department to determine what size width is required. Attorney stated that the roadway be maintained at the current width for now. Attorney confused how this would operate. Will not consider to add this to the plan and parking lots would have to remain private. A lot of the revisions will rely on the width of the roadway. R. Ricker stated there is ample parking for those that live there. Practically visitor parking will not work because of maintenance and ownership issues.. Thinks they will continue the hearing. John Woodsmall, DPW Director is opposed to 4' sidewalks are not considered accessible, we do not want to rely on driveways as passing spots. We cannot have the town in the position to accept something that is not compliant and we would not receive federal funding for repairs. The second comment related to roadway width, he understands the Fire Departments concerns, the cars will only be parked on the roadways during the days, he will get complaints about cars speeding. 28' road is too much pavement for traffic. M. Krikonis 24' wide road with cape cod berm, two cars will drive up on the berm. If two cars are parked across the street would cars be able to get through. John Woodsmall thinks people wouldn't be inclined to park across from each other. Would the narrower width discourage cut through traffic. M. Krikonis made a motion that the board would be inclined to with a waiver to reduce the road width to 24'. Comment, jump through hoops to make things safe, it would behoove the applicant to address the density problem. William Murray, he heard about the density, the property has been zoned this way for many years, something was created that the Town allows. Kirkonis would like to make a motion of the boards inclination to consider 24' width in granting a waiver with condition there be no parking on one side of the roadway,



roadway requiring 5' sidewalks, R. Ricker seconded the motion, all those in favor. Attorney, stated they were inclined but they did not approve.

Motion by Rob to continue the public hearing to February 25 with an extension of filing of the decision with the Town Clerk until March 11, 2020 and seconded by Otto, unanimously approved.

ZONING BOARD OF APPEAL RECOMMENDATION Special Permit - 1174 Wachusett Street - Ryan and Seania Caneen Accessory Apartment R. Ricker No planning significance, S. Carlson seconded, all were in favor.

July 16, minutes Scott was here twice, S. Carlson made a motion to approve the July 16 minutes R. Ricker seconded the motion, all were in favor 4-0.