

PLANNING BOARD
MEETING MINUTES
December 8, 2020

7:00PM

Remote Meeting

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

Members Not Present: James Parker

Others present: Pam Harding, Director of Planning; Sara Flagg, Recording Secretary

S Carlson called the meeting to order at 7:08 PM Gov. Baker's order for remote meetings was read for the public.

GREENWOOD ESTATES DEFINITIVE SUBDIVISION, PARTIAL RELEASE OF COVENANT AND PHASE 1 BOND

P Harding explained that Jackson Wood Investments requested release of covenant and establishment of Security for Phase 1. DPW updated the bond amount to \$2,029,424.74. \$313,000 of that is for the construction of the wall that is in dispute.

The Board would like to continue this to the next meeting and have DPW come to clarify some information related to this topic.

Motion by R RICKER, seconded by M KRIKONIS, To CONTINUE THE PARTIAL RELEASE OF COVENANT AND PHASE 1 BOND FOR GREENWOOD ESTATES DEFINITIVE SUBDIVISION TO THE JANUARY 12, 2021 MEETING. UNANIMOUSLY APPROVED BY A VOTE 6-0-1.

ZONING BOARD OF APPEAL RECOMMENDATION

Special Permit – 931 Wachusett Street - Retail Farm Stand – Serewitz - Daughraty

Motion by R RICKER, seconded by S CARLSON, TO RECOMMEND THAT THE ZONING BOARD OF APPEAL SPECIAL PERMIT 931 WACHUSETT STREET RETAIL FARM STAND HAS NO PLANNING BOARD SIGNIFICANCE. UNANIMOUSLY APPROVED BY A VOTE 6-0-1.

OPEN SPACE AND RECREATION PLAN 2012 UPDATE - CHAPTER 61 PROPERTIES

P Harding said that the committee was formed to update the plan that expires in February 2021. The Planning Board will review and make a recommendation prior to it being submitted to the State sometime in the summer.

APPROVAL NOT REQUIRED – 78 SURREY LANE – PUFFER – R-1 ZONING DISTRICT

P Harding shared the plans indicating an annexation of Parcel A to the OHC Residences. Currently 2R wraps around the King Lot to connect with Surrey Lane. There is a note on plans that Parcel A is not a buildable lot. P Harding also mentioned that if OHC Residences wanted to do anything with that Parcel A they would need to get approval from the Zoning Board.

Motion by O Lies, seconded by M Krikonis THAT APPROVAL NOT REQUIRED 78 SURREY LANE IS ELIGIBLE FOR ENDORSEMENT. UNANIMOUSLY APPROVED 6-0-1.

APPROVAL OF MINUTES

November 10, 2020

Motion by J Michalack, seconded by R Ricker TO APPROVE THE MINUTES OF NOVEMBER 10, 2020 MEETING. UNANIMOUSLY APPROVED 6-0-1

Motion by R Ricker, seconded by S Carlson TO ADJOURN THE PLANNING BOARD MEETING AT 7:48 PM. APPROVED BY A UNANIMOUS VOTE 6-0-1.