

**PLANNING BOARD**  
**MEETING MINUTES**  
**February 23, 2021**

**7:00PM**

**Remote Meeting**

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

**Not Present:**

**Others present:** Pam Harding, Director of Planning; Isabel MacCauley, Holden DPW; Sara Flagg, Recording Secretary; Jeff Roelofs, Attorney, Village at Westminster Place; Arthur Marin, 76 Tea Party Circle, Village at Westminster Place; Cora Berkowitz, 72 Tea Party Circle, Village at Westminster Place; Dale MacKinnon, Engineer, Village at Westminster Place

S Carlson called the meeting to order at 7:06pm.

**AMENDMENT SITE PLAN SPECIAL PERMIT - VILLAGE AT WESTMINSTER PLACE, NEWELL ROAD**

P Harding read the public meeting.

Jeff Roelofs, council to the developer gave an overview of the project. King Phillip would have 2 duplexes converted to 3 single family homes. Settler's lane would have a proposed change to 1 duplex and 13 single family homes. DPW sent some requests for additional information and some revisions just today which will need to be reviewed. The change is being driven by the demand for single family vs. townhomes that the developer is seeing from the market.

R Ricker asked if the deed restrictions from 2003 would still be held. J Roelofs replied that yes those will still remain intact for the development.

O Lies said he would like to hear from engineering.

Isabel McCauley, Holden DPW, commented that the DPW asked for plans that will show the modifications for the storm water basin to the right of Settler's Lane. They also asked for emergency spillway to allow for path from the Pond to avoid any potential for negative impact to the units. This design doesn't show pre-treatment measures so they have requested that the developer looks into that. There is a hydrant that is 15' into the grass so they are requesting it to be closer to the road to allow for emergency use.

P Harding mentioned the Fire Department's concern of turning radius and accessibility for the fire trucks on Settler's Lane.

S Carlson commented that the Board will need those items reviewed prior to taking action on this item.

S Carlson opened the matter up to public comment.

Arthur Marin, 76 Tea Party Circle, raised his concern on the preservation of vegetation as called out on item 37 of the Aug 2003 site plan decision. He stated that he has seen the developer clear cut and that they have done minimal landscaping and preservation efforts. Mr. Marin requested the Planning Board to enforce this matter with the developer and call for a fund to be established to address this.

Cora Berkowitz, 72 Tea Party Circle, echoed the concern of Mr. Marin. Feels there is not enough landscaping to provide proper screening.

J Roelofs replied that it may not have been possible to complete these plantings due to the site work and he will clarify the future landscaping plans for that area with the developer.

P Harding addressed the concerns of A Marin and stated this was an existing sandpit and the approved Aug 2003 site plan was not to address the interior landscaping.

O Lies commented that the first residents in the development had complained about the lack of plantings and the developer has made several efforts to improve that. He also believes the vegetation that is preserved on the outside does appear to be acceptable and he does not believe there is any issue in regards to the 2003 approval and what is currently being done at the development.

R Ricker was in agreement with O Lies comments and was a part of the Board at the time of the 2003 approval.

James Parker, 62 Tea Party Circle, commented that he has observed the drainage as the development has progressed now drains into the proposed modification area which is concerning. In regards to the sewer pump station across from Lot 527, he questioned when a secondary pump will be triggered in the development to handle the number of units. Also commented that a street light across from unit 529 has been promised but not completed.

Cora Berkowitz also commented that she spoke with the construction manager in regards to the street light and he commented that it would be done after the thaw.

O Lies commented that the proposed changes would not have an adverse effect so he would be in support of the changes after DPW's comments are addressed.

R Ricker commented he would like to see all of the proposed changes for the future lots to be done with the next hearing rather than draw this out.

Dale McKinnon, engineer for this project, commented that they can have DPW's comments addressed within a week.

Motion by R Ricker, Seconded by M Krikonis to CONTINUE THE AMENDMENT SITE PLAN SPECIAL PERMIT FOR VILLAGE AT WESTMINSTER PLACE TO MARCH 23, 2021 AND EXTEND THE DEADLINE FOR FILING WITH THE TOWN CLERK TO APRIL 6, 2021 Approved by a vote 6-0-1 (J Parker abstained)

#### **BOND FOR GREENWOOD ESTATES**

P Harding explained that there was an excess loaming and seeding area calculated and was part of the security but it does not need to be held because work won't need to be done in that area. I McCauley, Holden DPW, is working on the recalculation for a reduction to reflect the work completed for the sub-drains and to reduce the loaming and seeding cost.

S Carlson requested the lot number information so that he can go and take a look prior to the next meeting.

P Harding stated that this will be continued.

#### **APPROVAL NOT REQUIRED**

##### **700 MASON ROAD – R-40 ZONING DISTRICT**

##### **XENOS CUSTOM BUILDERS – CREATION OF THREE LOTS**

P Harding shared the submitted plan revisions and explained that engineering has reviewed the changes.

O Lies asked about the 1965 abandonment of Goddard Lane that is shown on the plan and if there is a right of way. P Harding replied that it is a right of way for access used by Department of Fisheries and Wildlife.

The Planning Board requested the right of way be clarified on the plans for future clarification.

Motion by R Ricker, Seconded by O Lies to APPROVE THE ANR FOR 700 MASON RD – XENOS CUSTOM BUILDERS WITH THE CONDITION THAT THE RIGHT OF WAY IS MORE CLEARLY DELINEATED FOR FUTURE CLARIFICATION. Approved by a vote 7-0.

##### **70 NELSON STREET – R-2 ZONING DISTRICT**

##### **PETER SPRING – CREATION OF ONE LOT**

P Harding shared the plan and explained that the applicant would like to divide Lot 2 and create Lot 3. It was originally one parcel but Lot 1 was divided a few years ago.

Motion by M Krikonis, Seconded by O Lies to ENDORSE THE ANR FOR 70 NELSON ST. Approved by a vote 7-0.

#### **APPROVAL OF MEETING MINUTES**

**January 12, 2021 January 26, 2021**

O Lies commented that the Executive Session minutes need to be separated prior to approval. The approval of the minutes will be continued to the next meeting.

#### **OTHER BUSINESS**

O Lies supports P Harding's recommendations to look into submitting a CMRPC application.

P Harding commented that she does have time to take this on currently. She will contact CMRPC to discuss and if it can be discussed at the March meeting she will add to the agenda.

J Michalak informed the Board that he has sold his house in Holden and will be moving out of town so his last meeting will likely be at the end of March.

Motion by R Ricker, Seconded by O Lies to END THE FEBRUARY 23, 2021 PLANNING BOARD MEETING AT 8:20PM. Approved by a vote 7-0