

**PLANNING BOARD**  
**MEETING MINUTES**  
**February 9, 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; Julian Votruba, NEED, Sunshine Ridge; James Soucy, Developer, Sunshine Ridge; Doug Best, Engineer of Record, for Sunshine Ridge

S Carlson called the meeting to order at 7:08pm.

**PUBLIC HEARING DEFINITIVE SUBDIVISION APPLICATION SUNSHINE RIDGE ESTATES – Bailey Road**  
Development, 7 Lot cul de sac – 160 Bailey Road

P Harding read the Public Hearing announcement.

Julian Votruba, NEED, presented on the definitive plan which took into consideration all of the feedback from the primary plan presented. Road at 500', storm water management designed to meet all standards, municipal sewer and water.

S Carlson asked about grinder pumps.

O Lies asked if the Gallo property is part of the subdivision. Julian answered that lot was sold separately last year.

R Ricker asked if all 44 comments from DPW has been addressed. Julian replied yes they would be taken care of.

Doug Best spoke to his professional experience in regards to his Mechanical Engineer stamp. In 2001 he had questioned the Board in regards to issues one license but allows it to be used if the person has competency in other areas. Doug Best stated he has worked on over 30 projects as a Civil Engineer and has worked with NEED for over 20 years.

S Carlson replied that it doesn't have any Planning Board significance because engineering matters need to be directed to the DPW.

J Parker asked if Holmes Dr would be a private way or accepted by the Town and the reasoning for the chain link fence around the detention pond. Julian replied that it is designed to be accepted by the Town and that a fence is required around detention ponds for safety purposes.

P Harding stated that they have requested an escrow be established as the lots are sold.

I McCauley mentioned that the DPW usually requests language on the deed to ensure the homeowner understands the equipment and maintenance responsibility. In regards to some of the main comments from DPW forced sewer is showing in private property and they would like that moved to the right of way and not connected through an easement. Also commented that a sewage test be done on the existing main to see if it has enough capacity. The size of the cul-de-sac at 160' radius would not be a recommended design as it is larger than the typical approved size. Comments on the storm water regulations in keeping with DPW requirements.

Julian replied that the fire chief requested a cul-de-sac to be able to handle the largest truck that Holden has. In addition they would like to add some greenery in an island on the cul-de-sac as they have done on some previous projects.

S Carlson commented that 100' cul-de-sac may not be sufficient because the Town of Holden is planning to purchase a larger truck.

O Lies commented that he was always in favor of a landscaped island however he doesn't believe the island should be paved at that size.

S Carlson opened the discussion for public comment. No Public comment.

Motion by R Ricker, Seconded by O Lies to CONTINUE THE PUBLIC HEARING APPLICATION OF DEFINITIVE SUBDIVISION TO MARCH 23, 2021 AND EXTEND THE DEADLINE FOR FILING WITH THE TOWN CLERK TO APRIL 6, 2021 Approved by a vote 7-0

Motion by R Ricker to ENTER INTO EXECUTIVE SESSION WITH THE INTENTION TO RETURN TO PUBLIC MEETING, seconded by M Krikonis Otto Lies YES, John Michalak YES, Scott Carlson YES, Robert Ricker, Nancy Kielinen YES and James Parker YES. APPROVED BY A VOTE 7-0

#### **EXECUTIVE SESSION DISCUSSION OF LITIGATION RETURN TO PUBLIC MEETING 8:32 p.m.**

#### **ZONING BOARD OF APPEALS RECOMMENDATIONS**

**Special Permit – R-40 Zoning District** – Private Function Center 314 Stonehouse Hill - Stonehouse On the Hill

P Harding explained that a site plan special permit would be required if the ZBA approves.

Motion by R Ricker, Seconded by J Michalak to REFRAIN FROM MAKING A RECOMMENDATION AT THIS TIME ON THE GROUNDS THAT IT WILL COME BEFORE THE PLANNING BOARD AS A SITE PLAN SPECIAL PERMIT AT A LATER DATE. Approved by a vote 7-0

**Variance – R-1 Zoning District** Front Yard Setback Relief 10 Sawyer Lane – Eugene LeBlanc

P Harding explained that this lot has been grandfathered in, it is a non-confirming lot and a variance was granted but has expired so the new owners are applying for this.

Motion by R Ricker, Seconded by O Lies to RECOMMEND THAT THIS HAS NO PLANNING BOARD SIGNIFICANCE. Approved by a vote 7-0

**Special Permit – R-1 Zoning District – 87 Fisher Road Accessory Apartment – Eric and Kristina Dinarello**

P Harding explained that the Board took away the relative requirement.

Motion by R Ricker, Seconded by M Krikonis to FIND NO PLANNING BOARD SIGNIFICANCE. APPROVED BY A VOTE 7-0

**APPROVAL OF MINUTES**

September 8, 2020, December 9, 2020

Motion by O Lies, Seconded By M Krikonis to APPROVE THE MINUTES FROM SEPTEMBER 8, 2020. APPROVED BY A VOTE 7-0

Motion by M Krikonis, Seconded by R Ricker to APPROVE THE MINUTES FROM DECEMBER 9, 2020. APPROVED BY A VOTE 7-0

**SURREY LANE - ERIN'S WAY RELEASE OF COVENANT**

P Harding explained that the covenant was released by lots but there was lot A that was annexed onto another lot and was never released by an oversight. Now that is being sold the buyer's attorney is requiring the release of the covenant.

Motion by R Ricker, Seconded by N Kielinen to APPROVE THE RELEASE OF COVENANT FOR SURREY LANE-ERIN'S WAY. Approved by a vote of 7-0

Motion by R Ricker, Seconded by M Krikonis to END THE FEBRUARY 9, 2021 PLANNING BOARD MEETING AT 8:42PM. Approved by a vote 7-0