

PLANNING BOARD
MEETING MINUTES
January 12, 2021

7:00PM

Remote Meeting

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

Not Present: James Parker; Sara Flag, Recording Secretary

Others present: Pam Harding, Director of Planning; David McCay, Attorney for Town of Holden; Isabel MacCauley, Holden DPW; John Woodsmall, Holden DPW

ELECTION OF OFFICERS

Motion by O Lies, Seconded by R Ricker to RE-ELECT SCOTT CARLSON AS CHAIR OF THE PLANNING BOARD.
APPROVED BY A VOTE 6-0-1

Motion by O Lies, Seconded by S Carlson, to RE-ELECT R RICKER AS VICE CHAIR OF THE PLANNING BOARD.
APPROVED BY A VOTE 6-0-1

Motion by S Carlson, Seconded by O Lies, to RE-ELECT M KRIKONIS AS SECRETARY OF THE PLANNING BOARD.
APPROVED BY A VOTE 6-0-1

Motion by O Lies, seconded by M Krikonis to ENTER INTO EXECUTIVE SESSION. APPROVED BY A VOTE 6-0-1

EXECUTIVE SESSION DISCUSSION OF LITIGATION

RETURN FROM EXECUTIVE SESSION 8:00 pm resume public meeting

PUBLIC HEARING - DEFINITIVE SUBDIVISION TORREY LANE - EXTENSION OF TIME and BOND REDUCTION

P Harding explained that the subdivision was originally approved in Oct 2017. The Applicants subdivision approval expired and they are seeking an extension of time. The roadway is top coated there is however a lot of work remaining to completed the detention basin.

Attorney Glen Robinson, Attorney for Boylston CP LLC, commented that the construction items could be completed late spring/early summer. Will speak with his client in regards to the detention pond and outlet structure completion in 2 weeks.

Dighton Spooner, 15 Torrey Lane, said that he was never told about an access road going through the back of the road. They only found out because a worker mentioned it was a possibility.

P Harding clarified that the easement is on the plans and allows for vehicles to drive through the property to access the detention basin. There is not an actual gravel or paved physical road being done.

Motion by O Lies, Seconded by S CARLSON to CLOSE PULIC HEARING FOR DEFINITIVE SUBDIVISION TORREY LANE. Approved by a vote 6-0-1.

Motion by R Ricker,

CONDITION #5 IS AMENDED TO READ: Failure to complete construction in accordance with the provision of the Holden Subdivision Regulation by June 20, 2023 shall result in an automatic rescission of approval by the Planning Board.

CONDITION # 14 IS AMENDED TO READ: Material utilized for the island interior to the cul de sac must be approved by the Department of Public Work Engineering within thirty days or shall result in an automatic rescission of approval by the Planning Board.

CONDITION # 43 SHALL BE ADDED: A gate for the outfall structure of the detention pond must be installed by January 23, 2021 or this approval will be automatically revoked.

CONDITION #44 SHALL BE ADDED: The access easement to the detention pond must be installed by May 30, 2021 or this approval will be automatically revoked.

CONDITION #45 SHALL BE ADDED: All maintenance activities to the pond must be completed by May 30, 2021 or this approval will be automatically revoked.

CONDITION 46 SHALL BE ADDED: A letter of Credit reflecting the new bond amount must be submitted to the Department of Public Works by January 30, 2021 or this approval will be automatically revoked.

Seconded by J Michalak to APPROVE EXTENSION OF TIME FOR 1 YEAR FOR INCORPORATING ALL WAIVERS AND CONDITIONS OF APPROVAL ISSUED BY THE PLANNING BOARD. Approved by a vote 6-0-1

Motion by S Carlson, Seconded by M Krikonis to RECOMMEND DPW TO REDUCE THE BOND AMOUNT TO \$30,825.28. Approved by a Vote 6-0-1

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. Reflective of the work completed to date and retains \$313,070 to secure funds for the construction of wetland crossing and the wall that is in dispute.

Motion by R RICKER, To REDUCE THE BOND AMOUNT TO \$2,029,424.74 FOR PHASE 1 GREENWOOD ESTATES DEFINITIVE SUBDIVISION.

John Woodsmall, DPW, stated that Weston and Sampson provided the cost breakdown for replacement of the slope and that would be secured in the bond amount.

Isabel MacCauley, DPW, said that she has in her file a reduction from November 6, 2020 showing a lesser bond amount for \$1,700,000 after reviewing comments from the developer. It reflected questions about sub-drains, pump station. The riprap calculation that DPW had was removed because the reconstruction amount is separately listed. Services from the main water and sewer lines to the lots are already in place which was also not reflected in the calculations.

Motion by M Krikonis to amend the Motion by R RICKER TO REFLECT THE NEW AMOUNT AND REDUCE THE BOND TO \$1,700,000 FOR PHASE 1 GREENWOOD ESTATES DEFINITIVE SUBDIVISION. APPROVED BY A VOTE 6-0-1

APPROVAL NOT REQUIRED 700 MASON ROAD – R-40 ZONING DISTRICT XENOS CUSTOM BUILDERS – CREATION OF THREE LOTS

P Harding explained applicant presented this ANR for creation of three lots. Goddard Way was abandoned in 1965 so they have requested a revised plan labeling it properly.

M Krikonis asked if Goddard Way is just going to be noted or it will not be buildable.

P Harding said they need proper notation because it was abandoned and as far as can be determined it is unknown ownership.

Recommendation by S Carlson, seconded by R Ricker to take no action on ANR 700 Mason Road at this time.

60 OLD BROAD STREET – ROBERT QUIST - R-1 ZONING DISTRICT - LOT LINE ADJUSTMENT

P Harding shared the lot plan, the plan shows a portion of 70 Old Broad St being annexed onto 60 Old Broad St to create a 46,644 sq. ft. lot to make it a conforming lot.

R Ricker asked if DPW approved it. P Harding said yes they did.

Motion by R Ricker, seconded by M Krikonis to ENDORSE THE ANR 60 OLD BROAD ST LOT LINE ADJUSTMENT. Approved by a Vote 6-0-1

Motion by R Ricker, seconded by M Krikonis TO ADJOURN THE PLANNING BOARD MEETING. APPROVED BY A UNANIMOUS VOTE 6-0-1.