

PLANNING BOARD
MEETING MINUTES
January 28, 2020

7:00PM

Senior Center

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

Members Not Present: Michael Krikonis

Others Present: Pam Harding, Director of Planning

7:00 p.m. Jefferson Mills 1665 Main Street Jefferson S. Carlson read the public hearing notice into record. Matt Peloquin, Attorney, was present with Barry Weiner, Owner, and Julian Votruba, Engineer. The Applicant is revisiting expired approvals to convert the mill into 47 condominium units. The project dates back to 2005 when it was approved by all Boards and Commissions. The Project was sidetracked due to economic conditions for a number of years. The variance and special permit were renewed for the Zoning Board and Appeals. The Site Plan Approval previously issued by the Planning Board expired at the end of 2018. In 2016 the permit was renewed with an easement being granted to the HMLD for a transformer. The only change on the plans since the 2016 approval is the removal of a slab which spans over the Asnebumskit Brook, the Applicant is proposing to remove the slab and restore the area to its natural state. The slab was proposed to be a courtyard until it became cost prohibitive due to structural deficiencies.

R. Ricker stated the findings from the former traffic report. There will be clear path kept open for residents along the shared driveway. Alan Lambert, 36 Village Way questioned the adequacy of the parking for the building and thinks it will create problems for the condominium association. Inside the building there are 67 parking spaces. There are 85 total parking spaces. Graham and Cathy Merk, 2 Village Way Main Street this has been an issue with the driveway, it is a difficult place to enter and exit and with another 47 units will become difficult and thinks it is a dangerous area. Karen Stearn 32 Village Way, thinks the parallel parking spaces along the common driveway will impede the flow of parking going in and out. She asks the body consider the safety issues, she respectfully asked for the Planning Board consider the impact. Is the brick building on the road, the gatehouse will be demolished,

R. Ricker, asked if the Board can condition the vegetation be removed to increase visibility, P. Harding informed him the Board does have that authority. Janet Magnuson 10 Village Way asked if their will be a barrier between the parking spaces and the patios, she walks the area and is concerned about pedestrian safety. R. Ricker stated there is a limit in the amount you can squeeze in. J. Michalak asked if they could add painting and some designation, stated that a 10' lane of travel would be adequate and provide a buffer between the spaces, the common driveway is 28' in width and wider than some of our subdivision roadways. Janet Magnuson 10 Village Way. Stacey Lambert, 36 Village Way was involved in a few car accidents in the common driveway, she also stated drivers can't see cars approaching from Rutland. Ian Lambert, 36 Village Way stated the lights which illuminate the driveway entrance are located on the gatehouse building, once the building is removed the lights should be replaced. Gerry Kersus, 201 Kendall Road, is assuming the site plan still includes parts of the Eagle Lake dam, he believes the former approvals included repairs to Eagle Lake dam, the spillway and the channel are part of the site, the conditions are extended and the Board should require the

repairs are made. P. Harding stated it is up to the owners how the safety issues of the dam are addressed and it is out of the Planning Board's jurisdiction to force repairs. The last condition required by the Planning Board required the Applicant contribute their share of work that was completed for dam inspections.

Janet Magnuson, 10 Village Way, she asked how many parking spaces there were for visitors, there are 47 units 67 parking spaces on the inside and 84 in total. Dan Marrinone 41 Village Way, the urgency of the repairs for the dam might have been lowered but the current owners are still required to conduct regular inspections. Ron Vitales 34 Village Way required the embankments of the spillway require definitive plans and embankments be brought up to standards in accordance with the office of dam safety. Where would deliveries or fire trucks travel, they can drive up and around. The 6 spaces by the guard house include two handicap spaces that do not have an accessible route, no sidewalk no accessible route to the building it would be better to relocate the handicap spaces to the east side of the building. There are concerns about the site line of the existing driveway location Veronica feels a bit deceived, everything in writing is going to be condominiums and she is now concerned about the rentals, and she is concerned about the property values. The rehabilitation of this project will significantly improve the area and would significantly improve the appearance of the area. P. Harding stated the Planning Board cannot regulate ownership of the units and review the impact of the 47 units. R. Ricker would like an extension until February 25, 2020. O. Lies has concerns about the traffic on Route 122A which the Town of Holden has no jurisdiction. O. Lies mentioned the Holden Village District Bylaw over the next month or so, where a plan and public outreach will be conducted over the next few months and invited all to attend. Concerns on Main Street should be expressed at these outreach meetings so they can be forwarded to the MassHighway. S. Carlson made a motion to continue the hearing to February 25, 2020 with an extension for filing with the Town Clerk until March 11, 2020, J. Michalak seconded the motion, all were in favor 6-0

Public hearing Oak Hill Estates continued to February 25, 2020 J. Michalak made a motion to continue the hearing with an extension to file the decision with the Town Clerk until March 11, 2020, R. Ricker seconded the motion, all were in favor, R. Ricker made a motion to approve the minutes from November 25, 2019, N. Keilinan seconded the motion, all in favor 6-0.

Public Hearing Seven Saws Brewery S. Carlson read the public hearing notice for Seven Saws Brewing. Troy Miliken, Tom Anderson, Paul Mulroy, and Megan Goodale, are all Applicants/partners, 2017 the friends identified two needs, the lack of good beer and lack of community gathering spaces, so they began a small operation and opened a small taproom and opened the bar room in 2018. The product has been building they do a lot of community outreach which lead them to search out a larger space with and outdoor area. They found a lot on Industrial Drive and they reached out to John Mahaney and the rest of the Industrial Park owners and tenants. They have worked with Town Departments and developed plans their engineer is about to explain. Got an agreement to lease the land and met with people on Industrial Drive. Hired Duscharme and Dillis to create the site plan. Received two variances from the ZBA got unanimous approval for two buildings on a lot. Frank McPharlin, Duscharme and Dillis reviewed the site plan, the proposed building abuts Innertite Corporation. The DCR and MEPA process were required due to the variance under the WsPA. The original plan had 72 parking spaces and DCR required the impervious area be reduced down to the minimum of 50 parking spaces. This did require the elimination of 22 spaces which allowed them to pull the building out of the jurisdiction areas. In order to make up the 22 lost parking spaces the applicant is finalizing an agreement to utilize Woodmiester parking spaces for special events and weekends when the lot is not in use. The site will be accessed off of Woodmiester Way. All of the parking spaces are 10 x 20 with 24 isles the access behind the building which provides them a

route around the entire plans, do not enter signs and a gated access with a knox box. Exploring pedestrian access from Woodmeister lot, seems safest to use the driveway and avoid railroad spur, even though it is not in use. Designation of food truck area constructed of reinforced turf with mounted curb. O. Lies asked about the conditions of the ZBA, the only condition the ZBA included was limiting operational hours from 11:00 a.m. to 11:00 p.m. O. Lies is pleased to see the space in Industrial Park being utilized. The building has a 200 person occupancy, it is a significant building. Would have liked to see some type of traffic report with the ins and outs. Saturday and Sunday night and flow of traffic is not a problem and the intersection of Industrial Drive and Main Street already is controlled by a traffic light, the railroad crossing also has an arm and traffic light. P. Maloney has opposite hours of most tenants in the Industrial Park. The stormwater units are design to catch up to the 100 year storm, and then they will overflow down towards the pond. The original design was a porous parking lot and got push back from DCR about porous areas. S. Carlson asked about the addition of a tent, there is space in the back patio for a tent, they will have live music, will they have inside and outside music. S. Carlson asked about by products is all organize and broken down and diluted ecofriendly alkaline base cleaner. All heavily diluted and pitch floor drains. Upper Blackstone Waste permits are required and all grains are going out to local farms. R. Ricker voted to extend the public hearing to February 11, with an extension for the filing of the decision with the Town Clerk to February 26, 2020, O. Lies seconded all were in favor, 6-0. N. Rocheleau, what is the plan for the security.

O. Lies made a motion to utilize the LPA 24 hours for the Village District Hours public outreach, S. Carlson seconded the motion all were in favor 6-0.

Approved by the Holden Planning Board on April 14, 2020