

**PLANNING BOARD**  
**MEETING MINUTES**

**July 16, 2019**

**7:00PM**

**Senior Center**

**Members Present:** John Michalak, Scott Carlson, Otto Lies, Michael Krikonis, Jacquie Baum Robert Ricker, Scott Carlson

**Members Not Present:**

**Others Present:** Pam Harding, Director of Planning; Claire Baylor, CMRPC, Trish Settles, CMRPC; Janet Pierce, Stephanie Bacon, Barbara Kohlstrom,

J. Michalak called the meeting to order at 7:10 PM

**7:00 p.m. Greenwood Estates** – Clea Blair is questioning the amount of inspection fees that are being charged as well as the frequency of the inspections, he felt the number of inspections was too often and too frequent. He also had concerns with the bond amount that was required to secure the subdivision, Isabel and Patrick explained they used the same process to establish a bond as all other subdivisions. John Woodsmall stated the amounts Mr. Blair refers to also incorporates other services for peer review of plans, structural engineering review, and erosion control and construction monitoring required by the Holden Conservation Commission. . The Engineers review time is based on the documents that are submitted by the Developer. Clea Blair stated the bonds were way off what it is being required for example blasting is being secured as 1 million dollars and he has only paid for \$50,000 in blasting services. Isabel McCauley stated that she utilized ENR indexes to set the bonds which is typical.

John Woodsmall informed the Board that Graves inspections or generally 1.5 to 2 hours a day maybe once in the morning and once in the afternoon, which is less time than he had originally requested. Mr. Woodsmall stated for the retaining wall and off site work on the existing public infrastructure will require full time inspection during all construction activities because they are town owned and service existing residents.

John Michalak stated that this seems like pretty typical inspectional services and this is a large project so inspectional services will reflect the amount of work that has to be completed.

A lot of the review time is due to incomplete information being submitted which results in a lot of back in forth with third party inspectors. The C. Blair didn't realize when he agreed to the conditions of inspectional requirements they would be so high. Isabel McCauley reviewed the bond calculation worksheet which is utilized to set inspection fees, if DPW were to provide inspection services the fees would be approximately \$250,000 at 2.5%.

M. Krikonis asked engineering if they would like to address the difference. The next meeting is August 16, 2019.

**Master Plan -**

Jessica Milliken, Chair of the Master Plan Committee was present and introduced various members of the Committee who were in the audience including staff members of the Central Massachusetts Regional Planning Committee. Mrs. Milliken gave a power point presentation highlighting the last year and a half of

work her Committee spent updating the 2008 Master Plan. She reviewed the public outreach process emphasizing it was really a product of the communities wants.

S. Carlson made a vote to accept the 2019 Master Plan, R. Ricker seconded the motion. O. Lies stated that he agreed with Anthony Renzoni, this plan seems much more reasonable and attainable than the original 2008

Village Center home occupation – R. Ricker stated that he would like to keep it under Special Permit. Claire reviewed the changes and things that were incorporated into the Land Use Chapter.

January 8, 2019 minutes Scott Carlson is Vice Chair and Robert Ricker is Secretary.

With the corrections S. Carlson made a motion to accept the minutes, M. Krikonis seconded the motion all were in favor.

Jacquelyn Baum, this will be her last meeting as she is moving out of Town and can no longer serve on the Planning Board. The Board wished her well and thanked her for her service.

Next Meeting August 13, 2019.