

PLANNING BOARD
MEETING MINUTES
July 21, 2020

7:00PM

Virtual Meeting

Member Present: Otto Lies, John Michalack, Michael Krikonis, Scott Carlson, James Parker, Robert Ricker

Absent: Nancy Kielinen

Others Present: Pam Harding, Director of Planning, Sara Flagg, Recording Secretary

P Harding read the Virtual Meeting announcement from Gov. Baker.

Scott Carlson, Chair called the meeting to order at 7:08 p.m.

PUBLIC HEARING – SITE PLAN/SPECIAL PERMIT 1062 Main St Pholicious Restaurant – Thien Phan Addition – Commercial Zoning District

P Harding recapped the concerns from the last meeting regarding the access to the building from the parking lot. Applicant submitted revised plans today. Added a 5' sidewalk and moved the handicapped parking spaces. There are 28 parking spaces which is above the 25 required.

J Parker asked about the dumpster placement.

P Harding said that yes they made that area smaller and spaced the parking spaces further from it.

O Lies asked how they will access the dumpster.

P Harding replied that it would be accessed outside of the operating hours which is not out of the ordinary.

P Harding shared with the board the document of conditions.

MOTION BY J MICHALACK, SECONDED BY J PARKER – UNANIMOUS DECISION (6-0) TO CLOSE THE PUBLIC HEARING.

MOTION BY J MICHALACK,

J Michalack read the conditions.

I move to approve the site plan special permit application submitted by Phongon, LLC for a proposed addition to a restaurant referred to as Pholicious, located at 1062 Main Street Holden Mass. This approval is contingent upon plans entitled plot plan proposed addition, prepared by Hawk Consulting with a date of November 27, 2019 and the latest revision date of July 21, 2020. The approval is subject to the following conditions.

1. Any work within the Main Street Right of way requires an access permit from MassDOT

2. Bollards shall be installed in parking spaces abutting the building and a barrier between the sidewalk
3. Trash service must be provided when the establishment is closed and a stockade enclosure must be provided
4. The size of the proposed sprinkler line will dictate the connection method to the existing water main. Once the size is determined and approved, the applicant is subject to connections methods determined by the Department of Public Works Water and Sewer Division.
5. The sprinkler system must be protected by the appropriate backflow device that will be tested based on state law.

SECONDED BY J PARKER, UNANIMOUS DECISION BY ROLL CALL VOTE 6-0 TO APPROVE THE SITE PLAN/SPECIAL PERMIT FOR 1062 MAIN ST PHOLICIOUS RESTAURANT SUBJECT TO THE CONDITIONS LISTED.

SECURITY RELEASE – WACHUSETT VALLEY ESTATES

LIBERTY CIRCLE FREEDOM LANE PATRIOT WAY

Remaining security release in the amount of \$92,473.18

R Ricker made a motion seconded by O Lies. Voted 6-0

MOTION BY R RICKER, SECONDED BY O LIES – UNANIMOUS DECISION (6-0) TO APPROVE SECURITY RELEASE FOR WACHUSETT VALLEY ESTATES.

APPROVAL NOT REQUIRED P Harding stated there are no items of action at this time.

APPROVAL OF MINUTES APRIL 14th Meeting: Amended to include clarification on S Carlson's comments regarding a propane tank placement.

MOTION BY R RICKER, SECONDED BY J PARKER -- UNANIMOUS DECISION (6-0) TO APPROVE AS AMENDED THE APRIL 28TH PLANNING BOARD MEETING MINUTES.

April 28TH Meeting:

M Kirkonis asked to correct the name of the person abstaining in the last paragraph to be R Ricker

MOTION BY J MICHALAK, SECONDED BY R RICKER – UNANIMOUS DECISION (6-0-) TO APPROVE AS AMENDED THE APRIL 28TH PLANNING BOARD MEETING MINUTES.

Other business P Harding shared a copy of Article 20 for Puffer/Heininger Parcel which was approved at the Town Meeting. White Oak will be moving forward with the project. The document outlined that the Town of Holden, in support of the Conservation Commission, is proposing to allocate \$250,000 towards the purchase of two large abutting parcels in partnership with the White Oak Land Conservation Society, the local non-profit land trust.

S Carlson asked why it was approved before coming before the planning board.

P Harding clarified that it would fall under the Boards jurisdiction if an Open Space Residential Design Special Permit is submitted and received a unanimous vote of support from the Conservation Commission, it is also listed as a priority preservation area in the 2012 Open Space and Recreation Plan..

M Krikonis asked for information about this project since their understanding is that this is protected property.

P Harding said the town has had \$50K put aside per year for purchasing open land. The preliminary plan is for Holden Conservation Commission to purchase a portion of the land that will not be developed. There are 117 acres total, approx. 7 acres estimated to go to frontage on Salisbury St. as part of the development by White Oaks.

R Ricker asked who the developer will be.

P Harding said that is not known at this time.

The board requested clearer plans for the project prior to it coming before the Planning Board.

J Michalack commented that the document has changes done by Paul McManus and a user named the Planning Board.

O Lies asked why the Planning Board wasn't shown this prior to the Town Meeting.

P Harding replied there was a brief discussion at the last meeting and mentioned that this area has been on the town's radar for quite some time and identified as an area that they would like to preserve as open space is submitted and received a unanimous vote of support from the Conservation Commission, it is also listed as a priority preservation area in the 2012 Open Space and Recreation Plan.

J Michalack asked what the total amount is of the Open-Space fund.

P Harding said there was an additional \$50k added to the fund at the Town Meeting.

S Carlson asked about review of this by the Planning Board.

P Harding said that the development will come before the board and the open space protection will go before the Conservation Commission.

S Carlson asked if there are any other items to discuss.

P Harding reviewed the upcoming August meetings and some of the items up for discussion.

MOTION BY J PARKER, SECONDED BY R RICKER – IT WAS UNANIMOUSLY VOTED (6-0-) TO ADJOURN THE PLANNING BOARD MEETING AT 7:50 PM

The July 23, 2020 minutes were approved on September 8, 2020