

PLANNING BOARD
MEETING MINUTES
June 22, 2021

7:00PM

Remote Meeting

Members Present: Otto Lies, Scott Carlson, Mike Krikonis, Brynn Zawada, Robert Ricker and James Parker

Not Present: Nancy Kielinen

Others present: Pam Harding, Director of Planning; Timothy Adler, Jefferson Mills; Barry Winer, Jefferson Mills; William Thompson, Attorney for Mill Pond residents, Jefferson Mills; Alan Lambert, 36 Village Way, Jefferson Mills; Kristen Olson, 40 Village Way, Jefferson Mills; Agnieszka , 17 Village Way, Jefferson Mills; Brian Vitalis, 34 Village Way, Jefferson Mills; Timothy Power, PVI Designs, Jefferson Mills; Isabel McCauley, Holden DPW

S Carlson called the meeting to order at 7:02 pm.

**PUBLIC HEARING– RECONSIDERATION OF SPECIAL PERMIT –
JEFFERSON MILL 1665 Main Street - 47 Multi Family Dwelling Units**

P Harding explained that this Special Hearing requires a super majority vote for approval and the Board is missing one member this evening.

Timothy Adler, Developer, expressed that due to the timeline restrictions they would like to continue with the hearing tonight.

Barry Winer, Property Owner, explained that there have been many struggles over the past 15 years to get this project in a place where it can be developed in a positive way for them and the Town.

P Harding shared the plans.

T Adler reviewed some of the changes that were made including those that allow for increased no parking zones to allow greater room for the entry and exit of vehicles. Additionally signage for a Don't Block the Box at garage entry will help control the traffic. Curbing to be removed at entrance to Main St from Village Way to allow wider area for vehicles. Navigating around the existing Guard House would be made easier with curbing to guide vehicles making that turn.

William Thompson, Attorney for Mill Pond Condominium Residents, cited Mass Law about refiling. He asked if there was a decision filed with the Clerk's office.

P Harding replied that there is no decision required and the record is filed with the Court.

William Thompson questioned B Zawada's ability to vote on this as a new member of the Board. P Harding said that Town Counsel has been consulted on this project and if there is any concern with Town Counsel can be contacted.

William Thompson expressed concern with all of the changes made that Timothy Adler reviewed.

Alan Lambert, 36 Village Way, expressed that the changes made do not enhance safety. There are trees that block the visibility turning towards Rutland. Said that there are many accidents in the area and it is a hazard.

B Zawada asked what the challenges are in regards to removing the Gatehouse? Timothy Adler answered that this structure is registered with the Federal Historic District. The Mill can only be developed as a historic tax project and there are a number of strict guidelines that must be followed.

Kristen Olson, 40 Village Way, expressed concerns with opening to garage size, having the driveway become a hazard with the number of cars and making it more dangerous for pedestrians.

O Lies said that original site plans showed the Gatehouse to be demolished. He expressed his opinion that moving this structure would significantly alleviate the concerns.

B Zawada asked if there has been any consideration to a gate or similar as an alternative to the Don't Block box? Timothy Power, PVI Site Design, said that could potentially be difficult to ensure that it works. Barry Winer suggested a speed bump could be an option. Timothy Power referred to the line of site study done by Traffic Control which found the visibility to be adequate.

Agnieszka , 17 Village Way, asked about the dam.

Brian Vitalis, 34 Village Way, brought up that the plans show no repair to the dam which the Planning Board had previously required as a condition.

Timothy Power said that there is a note on the plans that the slab repair is to be reviewed by the Office of Dam Safety.

Brian Vitalis said that there is still concerns about the actual dam and not only the slab. Barry Winer added that the waterway is owned by the Town and therefore would have the responsibility of the dam.

P Harding said that in 2012 the Planning Board did have a condition that the applicant was to adhere to the Office of Dam Safety requirements. One of those items which would increase the safety of the dam was to lower the water table which was completed. Timothy Adler said that they are subject to the approval from the Office of Dam Safety so it is a bit redundant as they will need to work with them for approval.

Isabel McCauley, Holden DPW, through the review process the DPW asked the applicant to include the language on the plans that the DPW will be given a copy of approvals from The Office of Dam Safety as the project progresses.

The Board indicated that they were ready to make a motion.

Motion by O Lies, seconded by M Krikonis TO CLOSE THE PUBLIC HEARING – RECONSIDERATION OF SPECIAL PERMIT JEFFERSON MILL 1665 MAIN STREET. Approved by a vote 6-0.

Motion by M Krikonis, seconded by R Ricker TO APPROVE THE PLANS ENTITLED JEFFERSON MILL REDEVELOPMENT 1665 MAIN ST HOLDEN, MA SUBMITTED BY NORTH VILLAGE LOFTS, LLC WITH A DATE OF MAY 13, 2021 PREPARED BY PVI SITE DESIGN, LLC CONSISTING OF SHEETS C001, C100-104, C201-203. STORMWATER DESIGN NARRATIVE PREPARED BY PVI SITE DESIGN, LLC JANUARY 29, 2021 REVISED MARCH 29, 2021 FOR JEFFERSON MILL REDEVELOPMENT, 1665 MAIN STREET ON BEHALF OF NORTH VILLAGE LOFTS, LLC.

*****Insert conditions*****

Approved by a vote 5-1 (O Lies dissented)

SUBDIVISION CONTROL REGULATIONS – REVISIONS

P Harding explained that a new Stormwater Bylaw and Land Use Disturbance Permit which will create criteria to be referenced in the Subdivision Control Regulations. Inquired if the Board needed any information before placing this an agenda item for an upcoming meeting. S Carlson requested information about changes related to parking with water control in mapping outflows, etc. P Harding said that the Stormwater Handbook is being updated and will incorporate these changes. S Carlson requested information on MS-4 as it will be part of the regulations going forward. I McCauley explained that the Stormwater Bylaw has been updated to be current with the MS-4 requirements.

OTHER BUSINESS

The Board discussed remote vs. in person meetings and will remain remote through September at least.

APPROVAL OF MINUTES – May 25, 2021

Motion by J Parker, seconded by B Zawada TO APPROVE THE MINUTES FOR May 25, 2021. Approved by a 4-0-2 vote (S Carlson and M Krikonis not present)

Motion by R Ricker, seconded by J Parker to adjourn at 8:45pm Approved 6-0