

PLANNING BOARD
MEETING MINUTES

June 26, 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 stated that someone is there all the time whether he is doing work or not. J. Michalak asked if he had a schedule. P. Harding replied that is part of the problem there is no schedule, he tells us he will be installing utilities on Monday and Weston and Sampson shows to do inspections and are told they won't be doing that work for two more days. C. Blair stated that Yankee was doing compacting testing and then Weston and Sampson inspects the work and he thinks it is overkill. 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 also 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.

Clea Blair, Jr. stated the level of inspection is not near what is charged in other communities. Currently Graves inspections or generally 1.5 to 2 hours a day maybe once in the morning and once in the afternoon. For the retaining wall and off-site improvements there will be full time inspection because Mr. Blair is either conducting work within Town owned infrastructure that is critical to existing public service. John Woodsmall states if there is no work then the inspector is not there.

Mr. Blair also protested the submittal of product requirements. I. McCauley the last 6.5 years the Town has required submittal reviews, the materials must be submitted to the developer and then to the Town for approval and this is usually be a quick process. I. McCauley stated some of the work was done today work in the roadways is complex.

Full time inspection is not uncommon and Town pays for a full time inspector for their own projects when contractors are utilized. Its what is done with every project. R. Ricker stated that he had no problem with the condition during the subdivision review process, it is not something the Town can handle. C. Blair didn't realize inspection requirements would be so much and feel they are overkill. C. Blair is looking to cap the fee, he states that it is going to go so far over the requirements of our inspection fees.

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

SPECIAL PERMIT/SITE PLAN APPROVAL - ORIOLE HEALTH CARE – TRAFFIC REPORT – 54 BOYDEN ROAD The conditions of the original site plan approval required the evaluation of a traffic report be submitted to the Board when the building was 75% occupied to ensure the intersections weren't negatively effected. This was completed and being reviewed by the Department of Public Works.

CHAPTER 61 REQUEST FOR RELEASE OF FIRST REFUSAL SAWYER LANE The Planning Board unanimously voted to recommend the Town waive the right of first refusal under Chapter 61B to purchase three parcels of land located off Sawyer Lane identified as Lots 1, 4 and 5 on Exhibit A, Assessors Map 175, Parcels 59, 62 and 63 respectively, owned by Mary Wisniewski. The properties total 13.1 acres with a purchase and sales agreement for \$500,000.

The Planning Board felt the preservation of this parcel did not provide a significant benefit to the Town of Holden for the purchase price. Retention of these lots will not provide an opportunity to significantly expand upon greenway connections, greatly increase public access, vital wildlife habitat or recreational opportunities. It was the Planning Board's opinion preservation of the parcels should not be considered a high priority due to the limited benefits at the purchase and sales price.

MASTER PLAN UPDATE STEERING COMMITTEE – STATUS REPORT The Master Plan Steering Committee unanimously voted to accept the master plan with a few conditional changes and will be presenting the final version of the Master Plan 2019 Update to the Planning Board at their next meeting.

Next Meeting July 16, 2019