

**PLANNING BOARD**  
**MEETING MINUTES**  
**June 8, 2021**

**7:00PM**

**Remote Meeting**

**Members Present:** Otto Lies, Scott Carlson, Mike Krikonis, Brynn Zawada, Nancy Kielinen and James Parker

**Not Present:** Robert Ricker

**Others present:** Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; Timothy Adler, Jefferson Mills; John Woodsmall, Holden DPW; Isabel McCauley, Holden DPW

S Carlson called the meeting to order at 7:03 pm.

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

P Harding read the public hearing notice.

P Harding explained that the board would need to have all but one member agree that material changes were made to the application and it would allow a public hearing to proceed.

Timothy Adler, developer, provided an overview of the changes. They include

- To address congestion they are proposing to add a “don’t block the box” designation at the entrance to the parking garage.
- To address concerns coming off of Main St they propose widening and improvements of curbing along Village Way and the guardhouse area.
- Changes to parking to include extending a no parking area adjacent to the guardhouse which will allow more room for cars reversing out of nose-in parking spaces.

*Motion by J Parker, seconded by B Zawada THAT THE PLANS FOR JEFFERSON MILL 1665 MAIN STREET HAVE SUBSTANTIAL AND MATERIAL CHANGES UNDER MGL CHAPTER 48 SECTION 16. Approved by a vote 5-1-1 (O Lies dissented, R Ricker not present)*

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

P Harding said that a super majority is required and R Ricker is not able to attend today. Historically the option has been given to the applicant to continue the hearing until a full Board is in attendance.

Timothy requested a continuance to the next meeting.

*Motion by M Krikonis, seconded by B Zawada to CONTINUE THE PUBLIC HEARING SITE PLAN SPECIAL PERMIT JEFFERSON MILL 1665 TO THE June 22, 2021 MEETING. APPROVED BY VOTE 6-0-1*

## **RELEASE OF SECURITY OAK HILL ESTATES – JORDAN AND STANJOY ROAD - \$89,670.99**

P Harding explained that the Subdivision was found to be complete and accepted by the Town at Town Meeting.

*Motion by M Krikonis, seconded by J Parker to RELEASE THE REMAINING SECURITY OF \$89,670.99 FOR OAK HILL ESTATES. Approved by a vote 6-0-1*

## **SIDEWALK CONSTRUCTION FUND REVIEW OF BALANCE AND EXPENDITURES**

P Harding let the board know that the current balance is \$38,965.00 and 2012 was the last distribution for Doyle and Salisbury St (new sidewalks at the time).

S Carlson expressed that his preference would be that the funds be used for new sidewalk construction rather than rehab of existing sidewalks. M Krikonis agreed that is a good distinction. O Lies agrees and commented that the fund name is Sidewalk Construction so that is implied. J Woodsmall, Holden DPW, said that the money cannot be spent without the approval of P Harding as agent of the Planning Board. A submission would be made and an approval needed and both DPW and the Planning Board understand that this fund is for use for new construction of sidewalks.. J Woodsmall explained that the Town is involved in the Complete Streets project through Mass DOT and they have identified and prioritized a list of opportunities. They try to pair them with street work when possible. The Board asked about grant money and J Woodsmall answered that it is available, however it is a competitive process. I McCauley, Holden DPW, said they applied this year for grants and they are looking to add a small section of sidewalk near the farmers market and Salisbury St at the school if approved. Under Shared Streets program which they applied for sidewalks in the area of Dawson Circle to the driveway of Dawson School, this is their first time applying through that program.

## **ZONING BOARD OF APPEALS RECOMMENDATIONS –**

**Special Permit - 20 Basswood Circle** – Von and Karin Anderson – Accessory Apartment – the applicant is seeking to convert existing living space into an accessory apartment

P Harding shared the plans. Converting of basement area into an accessory apartment for their father.

*Motion by B Zawada, seconded by M Krikonis THAT THERE IS NO PLANNING BOARD SIGNIFICANCE. Approved by a 6-0-1 vote.*

**Special Permit – 62 Appletree Lane – John Rey and Shelly Taft** – Application to allow chickens on the property

P Harding shared that chickens are not allowed in R-1 Zoning District. Applicant is asking for an exception. S Carlson asked if there is a limit to the number of chickens. P Harding said there is not a limit but it is checked by animal control.

*Motion by M Krikonis THAT THERE IS NO PLANNING BOARD SIGNIFICANCE. Approved by a vote 6-0-1*

## **Variance – 24 and 28 Glenwood – Change of non-conforming lot- LeBlanc**

P Harding shared the plans, applicant is seeking to move the Lot line to give adequate front setback to the existing home.

*Motion by M Krikonis, seconded by J Parker THAT THERE IS NO PLANNING BOARD SIGNIFICANCE. Approved by a 6-0-1 vote.*

**APPROVAL NOT REQUIRED –**

**242 and 244 Bailey Road – Mark Ferguson - Lot Line Adjustment**

P Harding shared the plans. Lot 244 is an existing house and 242 the lot is being amended to a larger size to accept a new septic system after failing Title V. It is entitled to endorsement because it meets frontage and area requirements under the R-1 zoning.

*Motion by M Krikonis, seconded by N Kielenen TO ENDORSE THE ANR LOT LINE ADJUSTMENT FOR 242 AND 244 BAILEY ROAD. Approved by a 6-0-1 vote.*

**APPROVAL OF MINUTES – April 27, 2021 and May 11, 2021**

*Motion by O Lies, seconded by J Parker TO APPROVE THE MINUTES FOR APRIL 27, 2021. Approved by a 5-0-2 vote (B Zawada not present)*

*Motion by O Lies, seconded by B Zawada TO APPROVE THE MINUTES FOR MAY 11, 2021. Approved by a 6-0-1 vote*

*Meeting Adjourned at 8:05pm Approved by a 6-0-1 vote*