

PLANNING BOARD
MEETING MINUTES
March 10, 2020

7:00PM

1130 Holden Senior Center

Member Present: Otto Lies, John Michalack, Michael Krikonis, Scott Carlson, James Parker, Nancy Kielinen

Absent: Robert Ricker

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

Scott Carlson, Chair called the meeting to order at 7:10 p.m.

PUBLIC HEARING – DEFINITIVE SUBDIVISION - EXTENSION OF TIME

Oak Hill Subdivision – Winter Ridge Limited Partnership – 55 Lots Definitive Subdivision – Open Space Residential Design

P Harding explained this subdivision, Jordan Rd is almost complete but the retention ponds are holding water too long so the applicant needs amendments to meet the stormwater management regulations detention ponds. Isabelle has not completed review but hoping that it will satisfy the requirements. Did not want to grant the extension of time until certain of the final plans and design. Their proposal included stone trenches at the bottom of the detention ponds as well as raising the outlet pipes.

S Carlson questioned if raising the outlet pipes would mean less water? P Harding replied it would mean more water. It will hold water longer so they will be wet ponds but to do that they need to prove that the new design meets the storm water regulations.

P Harding explained that the applicant requested continuance to April 14th Meeting with an extension to file the decision with Town Clerk to April 28th.

S Carlson asked if there are other regulating committees signing off on this. P Harding replied to the Conservation Committee.

M Krikonis questioned where stone trench would be incorporated and if there was outflow there with an extension. P Harding replied it is already in place and they needed to put stone trench and pipe at the bottom of the pond. There is suspicion that the impermeable soil got compacted on the bottom of detention pond so they will scrape that out and lay pipe at the bottom. Will also need to be approved by Conservation Commission.

MOTION BY O LIES, SECONDED BY J MICHALACK – UNANIMOUS DECISION TO CONTINUE TO APRIL 14TH with an extension to file the decision with the Town Clerk until April 28, 2020.

PUBLIC HEARING SPECIAL PERMIT CONTINUING CARE RETIREMENT COMMUNITY – VILLAGE AT WESTMINSTER PLACE – Newell Road Realty, LLC P Harding expressed J Parker is a resident so he will recuse himself from this. P Harding passed out a memo that was received from the attorney with time schedules. She had a phone call with applicant's attorney Friday 3/6/20 and they expressed interest in amending the existing approval and special permit layout for the Village at Westminster. She explained to the applicant's attorney that they would be hesitant to extend time knowing that an amendment was forthcoming. They came to a mutual agreement that it was best to wait to vote on this. Plan B to be filed over the next few weeks. To amend a new filing would need to be done with a new public hearing. In addition he is anticipating schedule changes to lighting, amendments to detention issues and stated they moved an outlet box placement that was a safety concern. They have requested a continuance to the April 28th meeting.

N. Kielinen asked if they will be moving things around?

P Harding replied that the cul de sacs would stay the same but they want to change some of the units configuration to duplexes.

S Carlson wanted clarification if P Harding's intention was for them to get Phase 1 completed

P Harding yes we wanted Phase 1 to get roadways and lighting in and this would be within that area of concern. All the single family homes have been constructed. P Harding showed the rough plans of the upcoming proposed changes.

Board discussed potential ways they might come in for construction.

J Michalack commented that in the past residents did not want all the vehicles and board discussed which would be able to minimize disruption to the residents

P Harding stated the concern is that a large percentage is becoming occupied but lighting, sidewalks remain unfinished.

J Michalack asked if the April 28th date is to review revised plans and extension?

P Harding replied yes it is both. They can't answer anything related amendment because it is not filed. Also stated that fill would be brought in to address drainage issues in the back of houses. P Harding requested information on how much fill would be brought in and the plan to address. Grading is expected to be completed by May 30th. Lighting would be completed by the April 28th meeting.

S Carlson opened to the public for comments

Peg Daley, Tea Party Circle resident commented about the retention pond behind the duplexes may prevent them from using that as a construction access point.

N Kielinen replied that it is a very large area and may be able to still be utilized.

S Carlson explained to the public attendees that tonight they only voted to move out the date. The amendments for the next meeting encompass some of the requested changes from the Planning Board.

Peg asked if she was allowed to email the attorney about the issue she has with irrigation.

P Harding replied that the information is public record so she may do with it as she likes.

Peg addressed the board regarding concerns about a lot of activity at the site over the past weeks. Large advertising sign on Newell Rd that was put in, poles with lot numbers about 10 for single family homes and gravel delivered. She feels that it is a lot of activity for 3 homes completed and only 1 sold.

Board replied that the increased activity is probably due to the weather and low interest rates that may indicate further movement.

S Carlson thanked Peg for her comments.

MOTION BY J MICHALACK, SECONDED BY M KIRKONIS - IT WAS VOTED TO CONTINUE TO APRIL 28TH WITH A Deadline to file the DECISION with the Town Clerk BY MAY 12TH BY A VOTE OF 5-0-1 (J Parker abstained)

PUBLIC HEARING DEFINITIVE SUBDIVISION AMENDMENT – Greenwood Estates Jackson Woods Investments, LLC 88 Lots Union Street

P Harding stated that a continuance was requested by the applicant. Main concern is the wetland crossing and slope construction that is being used as an existing entrance to the subdivision.

J Michalack asked if there was any Conservation Commission or DEP issue.

P Harding replied that there is no issue. It required an order of conditions from the Conservation Commission. Erosion issues have been corrected. Retaining walls not allowed in a public way so it was designed with slopes. The applicant has questions about how the conditions were worded and requirements for review.

J Michalack expressed that the major concern is the pump station since it ties into the town.

M Kirkonis asked what the issues are on the grading. P Harding replied there is disagreement on who is doing approval. Condition was that the slope needs to be designed and inspected by a structural engineer, there is disagreement on the wording, the Town intended to have peer review and the applicant is stating that is not clear in the conditions.

MOTION BY O LIES, SECONDED BY J MICHALACK - UNANIMOUSLY VOTED TO CONTINUE HEARING TO APRIL 14TH, with a deadline to file the decision with the Town Clerk by April 28, 2020

CENTRAL MASS. REGIONAL PLANNING COMMISSION – 2020 District Local Technical Assistance Applications

P Harding is looking for the board's opinion on the grant. O Lies recused himself from the discussion because he is on the committee that approves.

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MOTION BY J MICHALACK, SECONDED BY M KIRKONIS TO SUPPORT THE SUBMISSION OF AN APPLICATION FOR GRANT BY P HARDING – APPROVED BY A VOTE OF 5-0 (O Lies abstained)

ZONING BOARD OF APPEALS RECOMMENDATIONS

Variance Sideyard Setback – 18 Lowell Avenue, Higgins – 1 foot of relief

P Harding did not include in the packet because they had 14 feet for an addition.

RECOMMENDATION BY S CARLSON, SECONDED BY J PARKER – UNANIMOUSLY VOTED THAT THERE IS NO PLANNING BOARD SIGNIFICANCE.

Variance – 1060 Main Street Pholicious Restaurant – Relief from sideyard setback

P Harding did not include in a packet because it will be coming for site plan approval. S Carlson questioned if this is the old Friendly's?

P Harding replied yes. They would propose to do a small addition to create a foyer and waiting area and addition on the back for kitchen space.

O Lies asked if it would affect the parking?

P Harding answered there would be no change to parking layout. This is the owner of Kyotos and would focus on take out and lunch time.

NO COMMENT BY THE BOARD ON THIS ITEM

APPROVAL OF MINUTES Jan 28, 2020 – will be sent with next packet

February 11, 2020 MOTION BY O LIES, SECONDED BY J MICHALACK – IT WAS UNANIMOUSLY VOTED TO APPROVE THE FEB 11, 2020 PLANNING BOARD MINUTES

Other items reviewed:

Next meeting reserved for Village bylaw review P Harding distributed a copy of bylaws to the board. DPW building is going out to bid. 6:30 meeting on March 24th to accommodate DPW site plan.

P Harding distributed a plan CMRCP did that showed priority areas for development. Part of the plan is for Jefferson Village development. P Harding and CMRCP will present on some key points based on study. Notice will be sent out for public hearing.

MOTION BY J MICHALACK , SECONDED BY S CARLSON – IT WAS UNANIMOUSLY VOTED TO ADJOURN THE PLANNING BOARD MEETING AT 8:19 PM

Approved the Planning Board on April 14, 2020