

**PLANNING BOARD**  
**MEETING MINUTES**  
**March 9, 2021**

**7:00PM**

**Remote Meeting**

**Members Present:** Otto Lies, Mike Krikonis, John Michalak Scott Carlson, Robert Ricker, Nancy Kielinen and James Parker

**Not Present:**

**Others present:** Pam Harding, Director of Planning; Isabel MacCauley, Holden DPW; Tim Adler, Crystal Realty Group, Jefferson Mill; Tim Power, PVI Site Design, Jefferson Mill; Tom Connolly, Village Way, Jefferson Mill; Kristin Olson, 40 Village Way, Jefferson Mill; Will Thompson, Attorney for Mill Ponds Condo Assoc., Jefferson Mill; Agnieszka Potoczniak, 17 Village Way, Graham Mirk, 2 Village Way, Jefferson Mill; James Ohara, 22 Village Way, Jefferson Mill; Clea Blair, Blair Builders, Greenwood Estates; Alexa Carlson, Dan Marinone, Daniel Stroe, Karen Stern, Norm Laliberte, Noah Ligeti, representative for abutters at 2382 Main St, ZBA Variance Main St

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

**SITE PLAN/SPECIAL PERMIT JEFFERSON MILL 1665 MAIN STREET - 47 Multi Family Dwelling Unit and Associated Parking**

P Harding read the public hearing notice.

P Harding shared that there was a new notice issued to the abutters and posted.

Tim Power, PVI Site Design, shared the revised plans. Proposal is for 47 market rate apartment units. Both buildings (3 and 5) to be renovated and parking below building 5. Existing concrete slab is proposed to be repaired and used as amenity space for residents. Stormceptor or equal would be put online for storm water management. Sewer is proposed to tie into existing sewer on Village Way. Jefferson pump station was reviewed and doesn't show any impact from the redevelopment.

R Ricker asked about the new condos and the question raised on previous review as to if they have a right to use Village way. Has this been rectified from the original plans?

Tim Adler, Crystal Realty, the developer for the project replied that the legal right has been established.

S Carlson asked about the sewer and water connections.

T Powers replied that the intent is not to use existing lines, they plan to re-plumb the building and use new sewer connections. Same approach for the water supply.

J Michalak asked about the accessible spaces and if it makes sense/is safe to have them on the opposite side from the entrance to the development.

T Power replied that those can be relocated inside or to a location that is more accessible.

M Krikonis asked about the notes on traffic analysis and site distance.

R Ricker replied that it appears they have been addressed in accordance with DPW's comments.

T Power shared the aerial of site plan. The distances were determined to be adequate. Notes added on the plans as requested by DPW to clarify the vegetation area to be maintained and intact along Main St.

T Power reviewed the parking on site. Tandem spaces to be located below building for use by larger units. The Board would like to see the 7 spaces on Main St incorporated into the Traffic Study.

I McCauley, Holden DPW, commented that the plans were updated to show the traffic study and now include the triangle site distance and indicate that the areas need to be kept clear of obstruction. She does agree with the Board that this should be shown on the smaller parking area as well (7 spaces). Other comments related to water and sewer and most were addressed from the first review. For the water and sewer connection to Main St they requested for the depth to be verified with cameras that it is adequate. Information and supporting calculations for the connections were also requested. Overall DPW does like that the intention is for clean, new connections and if anything changes they requested to be informed. Regarding storm water, site plan and concrete slab comments there is a small impervious area proposed but they are also proposing mitigation through the pavers and landscaping.

S Carlson commented that the age of the existing water and sewer lines should be known and new laterals dedicated to the building and the water main age be verified and tapped separately.

T Adler and T Powers said that they are amenable to that request. Building 3 already has new taps and that can be looked at for Building 5 as well to be replaced or a parallel installed.

I McCauley said the existing pipe is from 1989 and is an 8" cement lined pipe. DPW doesn't have any concerns on the existing pipe.

S Carlson replied he would like to see a certified engineer stamp that the pipe has a 30 year life expectancy.

Kristin Olson, 40 Village Way, commented that they have received assessments and wants to know if they are going to be responsible for additional cost from tapping in.

T Adler responded that they will add a new tap to avoid that from becoming an issue at all.

Will Thompson, Attorney for the Mill Pond Condo Assoc., mentioned on behalf of his client that the parking is still a concern in regards to the number of parking spaces and that the guest parking is not adequate.

R Ricker replied that signage prohibiting parking would address that.

W Thompson still voiced the concern for his clients at Mill Pond.

W Thompson asked for clarification about the parking along Village Way which has been utilized by the Mill Pond Condo Assoc for many years and on the plans is now labeled as snow storage.

T Power said that some easements are listed as snow storage and they will confirm the rights of this area.

K Olson asked how construction would affect the residents of Mill Pond Condominiums.

T Power replied that the developer would be responsible for ensuring that the road would be clear for traffic and there are some large areas on their property that would allow for reasonable access to allow the road to stay as clear as possible for the residents.

Graham Mirk, 2 Village Way, commented that he believes the traffic study was done during a school vacation week which would have an impact on the numbers.

Tom Connolly, Village Way, asked about the space near the gatehouse that was shown as parking previously. Will it be left as vacant space, raised a concern with visibility backing out of those spaces.

T Power replied that the intent was to move the handicap and retain the same number of parking spaces.

O Lies asked about the purpose of the Gatehouse and if it will be staying.

T Adler replied that the plan is to apply for historic tax credits and the process for preserving historic features as the gatehouse is called out on Jefferson Town Center so it would not be possible to tear down as it has historic significance.

T Power will see what options there are to reconfigure those spaces.

G Mirk asked how trash removal will be handled.

T Adler replied that there will be a trash room in the building and it will be picked up by a commercial waste company.

Agnieszka Potoczniak, 17 Village Way, commented that the traffic has been much less for the past year and it won't reflect the actual traffic flow.

James Ohara, 22 Village Way, commented that he has already witnessed 3 residents of the existing condos with car crashes in the area and visibility is a very big concern.

O Lies addressed DPW, and stated that these are the same concerns raised last year in regards to access, visibility, road way, sidewalks, etc. Has DPW had any discussion on improvements in the future to improve safety.

I McCauley, comments were provided about 5 years ago to DOT. There has been no response for improvement on this section but the concerns have been communicated.

R Ricker asked if the bylaw study addressed sidewalks in this area.

P Harding replied that no it does not.

Kristin Olson said that the guardrail at the entrance to Village Way was just replaced recently, possibly by DPW due to another accident in the area.

Motion by R Ricker, seconded by M Krikonis to CONTINUE THE PUBLIC HEARING FOR SITE PLAN/SPECIAL PERMIT JEFFERSON MILL 1665 MAIN STREET TO APRIL 13<sup>TH</sup> MEETING AND EXTEND THE DEADLINE FOR FILING WITH THE TOWN CLERK TO APRIL 27, 2021. Approved by a vote 7-0

### **BOND FOR GREENWOOD ESTATES**

Clea Blair, requested a bond reduction equal to work that has been completed.

S Carlson asked if the wetland replication has been completed including seeding.

Clea confirmed that has been completed.

P Harding explained that DPW is holding approx. \$344k outside of the release of the bond. Subdrains have been completed for Phase 1 which is a change from the last time the Board voted.

Motion by R Ricker, Seconded by M Krikonis to REDUCE THE BOND FOR GREENWOOD ESTATES TO \$1,553,301.14, Approved by a vote 7-0

## **VILLAGE DISTRICT BYLAW DISCUSSION**

P Harding explained that placeholders are due and Planning Board needs to make a decision about whether they should be revisiting the bylaw which was finalized a year ago but delayed due to the cancellation of the public forum related to COVID.

The Board is in agreement to support P Harding submitting a request for a placeholder at the Town Meeting.

## **CMRPC – DLTA GRANT – DISCUSSION OF APPLICATION**

P Harding heard back from CMRPC and they would encourage submitting for the updating of the Senior bylaw.

Motion by R Ricker, Seconded by J Michalak to SUPPORT THE APPLICATION FOR DLTA GRANT. Approved by a vote 7-0

## **ZONING BOARD OF APPEALS RECOMMENDATION Variance Main Street Map 82 Parcel 17 Richard Bezdegian**

P Harding explained that the application is for a self- storage unit on Main Street almost to the Rutland line, this will not trigger Site Plan review.

O Lies asked if this is right next to Rutland town line.

S Carlson asked if there can be any outside parking control for things like boats, campers, etc.

P Harding said it can be part of the permit.

Noah Ligeti, representative for abutters at 2382 Main St, would like to voice concerns around off season storage, landscaping equipment and the concern that chemicals could leak into the storm water. Water contamination is also a concern given the proximity of the proposed septic to their well. Concerns about evergreen screening and lighting timing were also mentioned.

P Harding suggested that this be summarized in a letter to the chair of the ZBA.

Motion by O Lies, Seconded by R Ricker THAT THE ZBA RECOMMENDATION VARIANCE MAIN ST, PROPOSED USE IS WITHIN THE R-40 ZONING DISTRICT AND CONSIDERATION THAT ALL STORAGE MUST BE INDOORS. Approved by a vote 7-0

## **Special Permit 1059 Main Street Kathleen Diehl Commercial Zoning District Restaurant**

P Harding explained that Sweets and Java is proposing to relocate to the new bank building.

Motion by R Ricker, Seconded by M Krikonis to FIND NO PLANNING BOARD SIGNIFICANCE FOR SPECIAL PERMIT 1059 MAIN ST. Approved by a vote 7-0

## **APPROVAL OF MEETING MINUTES**

*January 12, 2021*

Motion by J Michalack, Seconded by M Krikonis to APPROVE THE JANUARY 12, 2021 MINUTES FOR REGULAR AND EXECUTIVE SESSION. Approved by a vote 7-0

*January 26, 2021*

Continued to March 23, 2021

Motion by R Ricker, Seconded by M Krikonis to END THE MARCH 9, 2021 PLANNING BOARD MEETING AT 9:06PM. Approved by a vote 7-0