

**PLANNING BOARD
MEETING MINUTES
MAY 26, 2020
7:00PM REMOTE MEETING**

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

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

S Carlson called the meeting to order at 7:05pm

PUBLIC HEARING EXTENSION OF TIME – OAK HILL ESTATES Definitive Subdivision

P Harding stated that DPW has been working with the designer to add piping to create more wet basins. DPW has approved all of these along with the revised plan that was submitted.

Applicant's attorney Robert Longdon, 50 Plymouth Rd Holden, seeks the approval of the amended and new condition to the extension of time to complete the subdivision. Stephen Mirick, Project Manager and Patrick Burke, Waterman

Stephen spoke to the revised submitted plans and condition #53 which details what they would like to do.

M Krikonis wanted to clarify that they were asking to amend condition #4 to include condition #53 with an extension through June 2021

Stephen said yes that is the hope. Sidewalks are all in, topcoat is complete and as-built plans are 90% complete. Condition 53 is the only outstanding item because of the stormwater management standards

S Carlson asked if they meet today's stormwater standards or 2013 standards.

P Harding said that there have been no changes to the law, but these amendments are to meet the volume for wet ponds.

Patrick explained the changes to the basins and testing done for Basins and that they are now holding water at all times as needed.

P Harding said DPW approved and states that it now performs as intended. Conservation Commission also has approved this.

N Kielinen asked for clarification on if the basins will hold water at all times.

Patrick stated 2 of the basins will hold water at all times, 1 will drain within 72 hours.

S Carlson would like the town to stamp the plans that they approved because there have been several issues with stormwater retention in town, he is also has serious concerns about converting to wet basins because they provide breeding habitat for mosquitos, and EEE has been a major concern.

P Harding said she does not have a written letter from the DPW but verbal confirmation that this was approved.

Motion by contingent on the approval by a written memo from DPW

Motion by M Krikonis, seconded by J Michalak, it was UNANIMOUSLY VOTED 7-0 to grant an extension of time for OAK HILL ESTATES Definitive Subdivision Condition #53, contingent on receiving DPW's written approval of review of plans.

PUBLIC HEARING DEFINITIVE SUBDIVISION AMENDMENT – GREENWOOD ESTATES – JACKSON WOODS INVESTMENTS – 87 Lot Definitive Subdivision

P Harding stated that Cle Blair would like a continuance to June 9th Meeting for this item.

Cle stated that although it is not on the agenda, he would like to discuss the grading for the project. Lot 68R is where the grading would begin. Where the houses for phase 1 would sit they would need to grade about 2 acres from Phase 2 at the same time as Phase 1 in order to stabilize the area. He stated the Conservation Committee has approved this in their May meeting. Area would only be open for a maximum of 5 days at a time. This work is only to be done on the lots themselves and not on the roads.

S Carlson asked what the top to bottom elevation would be.

Clea said between 30-50 feet and that the timeline would be for 15 days to complete the grading. Only the open slope would be graded they are not planning to go into the lots more just planning to stabilize with loam and hydroseed.

S Carlson stated that there may be an issue approving at this time because we don't have any documentation for it at this time.

R Ricker believes that as long as there is sign off from Graves and P Harding is involved that it is a good construction practice because it will stabilize the land.

S Carlson asked for opinions from the board. No one finds it to be a major change, but they all agreed that a paper trail should be reviewed by P Harding, DPW and Graves engineering.

Motion by R Ricker, seconded by O Lies, it was UNANIMOUSLY VOTED 7-0 to grant an approval for the grading into Phase 2 with the condition that no more than 3 lots be disturbed at one time and Graves Engineering provides a final sign off on the phasing and methods..

Motion by R Ricker, seconded by M Krikonis, it was UNANIMOUSLY VOTED 7-0 to approve the continuance of the PUBLIC HEARING SUBDIVISION AMENDMENT – GREENWOOD ESTATES – JACKSON WOODS INVESTMENTS- to June 9th, 2020 Meeting.

PUBLIC HEARING DEFINITIVE SUBDIVISION – SALISBURY PINE TREE ESTATES, Salisbury Street/Bailey Road 45 Lots, 101 units - Holden Pine Tree, LLC to be Continued

P Harding said the applicant has requested a continuance to the June 9th, 2020 meeting.

The board discussed the items that are on the agenda for June 9th and June 23rd, 2020

Motion by R Ricker, seconded by M Krikonis, it was UNANIMOUSLY VOTED 7-0 to approve the continuance of the PUBLIC HEARING SUBDIVISION – Salisbury Pine Tree Estates, Salisbury Street/Bailey Road 45 Lots, 101 units – Holden Pine Tree, LLC to June 23rd, 2020 Meeting.

Motion by S Carlson, seconded by R Ricker, it was UNANIMOUSLY VOTED 7-0 to adjourn the May 26th, 2020 meeting at 8:20pm