

**PLANNING BOARD**  
**MEETING MINUTES**  
**November 10, 2020**

**7:00PM**

**Remote Meeting**

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

**Others present:** Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; Isabel MacCauley, DPW; David McCay, Town Counsel;

S Carlson called the meeting to order at 7:03 PM Gov. Baker's order for remote meetings was read for the public.

**PUBLIC HEARING – SPECIAL PERMIT/SITE PLAN JEFFERSON MILLS Multi Family 1665 Main Street - 47 Units  
REQUEST TO CONTINUE – January 12, 2021**

P Harding explained that the applicant requested a continuance, they stated they are revising plans. The slab will be incorporated into the plans and they are seeking historical tax credits which will likely require keeping of the light house. She informed them that abutter notification and public hearing notice may be required at this point due to the extensive continuances.

Motion by O LIES, seconded by R RICKER, To CONTINUE THE PUBLIC HEARING/SPECIAL PERMIT SITE PLAN JEFFERSON MILLS TO THE JANUARY 12, 2021 MEETING, WITH THE CONDITION THAT ABUTTERS BE INFORMED AND NOTICE POSTED. UNANIMOUSLY APPROVED BY A VOTE 7-0

**SITE PLAN SPECIAL PERMIT Minor Plan Change Department Of Public Works Facility 18 Industrial Drive**

P Harding explained that DPW building was approved a few months ago. She shared the revised plans showing the changes. DPW had to raise the site grade a foot and moved a building over by 15'.

O Lies feels that the changes may be significant, however the plans are illegible.

P Harding said the changes are all within the permitted areas and Conservation Commission has approved these revisions.

R Ricker and M Krikonis commented that they did review the plans and see the changes as minor.

Motion by J MICHALACK, seconded by R RICKER, TO APPROVE THE SITE PLAN/SPECIAL PERMIT MINOR PLAN CHANGE FOR DPW FACILITY 18 INDUSTRIAL DRIVE, CITING THAT THE SITE PLAN IS DEMINIMUS.

O Lies commented that he would like to see a final plan with the changes shown.

S Carlson and J Parker agree with O Lies that they would like to vote on a final plan.

P Harding explained that the plan is final, it was only presented in this way to clearly show the changes.

Motion by O LIES, TO CONTINUE THE SITE PLAN/SPECIAL PERMIT MINOR PLAN CHANGE FOR DPW FACILITY 18 INDUSTRIAL DRIVE TO THE NEXT MEETING, WITH A REPRESENTATIVE FROM DPW PRESENT TO SHOW FINAL CHANGES.

Isabel McCauley, DPW, was present and showed that there is a final set showing the same as what was on screen but without the blue lines.

S Carlson asked when the plans are dated?

Isabel stated plans are dated July 8, 2020 but with a conformed date of October 16, 2020.

Motion by J MICHALACK, seconded by R RICKER, THAT THE SITE PLAN/SPECIAL PERMIT MINOR PLAN CHANGE FOR DPW FACILITY 18 INDUSTRIAL DRIVE, IS DEMINIMUS WITH THE CONDITION THAT THE REVISED PLANS DATED 10-16-20 ARE SENT TO THE BOARD. APPROVED BY A VOTE 4-3 (CARLSON, LIES AND PARKER)

#### **EXECUTIVE SESSION - DISCUSSION OF LITIGATION FISHER ROAD**

Motion by R Ricker, seconded by M Krikonis TO ENTER EXECUTIVE SESSION AND RETURN TO PUBLIC FORUM AT CONCLUSION. UNANIMOUSLY APPROVED 7-0

David McCay, Town Counsel, reviewed the status of litigation for Fisher Road. Mr. Stryer rejected the suggestion by the Board for 15 lots total. They are requesting to go back to their original plan of 19 lots for which they would submit plans. They are willing to do some improvements to the section of road in front of the 4 lots to 14'-15' wide gravel with some turnout area. They explained that they are willing to do more robust improvements to the full length of the road if they are approved on the 19 lots as they are more confident on recouping costs.

O Lies asked if one of the proposals was to improve the road 14-15' width with 15" depth on the 4 lot ANR. Mr. McCay said they did not discuss the depth but that could be assumed that they would honor that.

J Michalack asked who decides whether he can build a house if he were to subdivide under his ANR? The road conditions are concerning for the use of emergency vehicles.

Mr. McCay replied that he needs to show the way in existence from 1973 and that the road is suitable before an ANR would be granted.

O Lies asked if the ANR is approved would he be entitled to a building permit?

Mr. McCay said from a zoning perspective he would have satisfied the requirements if he has an ANR.

S Carlson asked if the Board of Selectman would need to approve the original 4 lots if that is the option they decide on?

Mr. McCay said that if the Board decides to go to a settlement road then it would need to be approved by the Board of Selectman.

O Lies is in favor of approving the larger proposal for 19 lots but subject to plans being submitted.

The Board discussed and agreed they would like to move forward by entering into discovery in relation to the viability of Fisher Rd being found suitable and in use in 1973.

Motion by O Lies, seconded by M Krikonis TO LEAVE EXECUTIVE SESSION AND RETURN TO PUBLIC. UNANIMOUSLY APPROVED 7-0

**Public meeting resumed from Executive Session at 8:25 p.m.**

**ZONING BOARD OF APPEAL RECOMMENDATIONS Variance – R-40 Zoning District - Relief from Lot Width and Lot Frontage Requirements - Land Between 148-160 General Hobbs Road - Riley , LLC**

P Harding explained that the applicant is seeking relief from lot width and frontage to construction two single family homes on 9 acres of land.

J Michalack raised concern about setting a precedent to squeeze in lots wherever there is room.

P Harding said that they are looking to do this instead of asking for a subdivision.

S Carlson said it is important if it is decided to approve that the Board is specific to keeping it clear that it would be only 2 lots.

P Harding replied only 2 lots are proposed before the Board and if additional lots were to be done that would need to be applied for later.

O Lies asked if the 50' frontage would be sufficient for a cul de sac?

P Harding said yes it would be possible but the grading could pose issues.

THE BOARD DECIDED THAT NO ACTION IS REQUIRED BY THE PLANNING BOARD.

**Special Permit R-1 Zoning District – Accessory Apartment - 649 Bullard Street –**

P Harding stated that this meets the requirements of the bylaw, attached for your review.

THE BOARD DECIDED THAT THIS HAD NO PLANNING SIGNIFICANCE.

**APPROVAL NOT REQUIRED**

**42 WILLOW BROOK ROAD - MAUREEN AND BARBARA HENRY**

P Harding explained that the owner is transferring a small parcel of their land to an abutter to allow for an addition to the home. Shared plans with the Board.

Motion by R Ricker, seconded by O Lies TO ENDORSE THE ANR FOR 42 WILLOW BROOK ROAD AS SUBMITTED.  
UNANIMOUSLY APPROVED 7-0

**APPROVAL OF MINUTES**

***September 22, 2020***

Motion by O Lies, seconded by R Ricker TO APPROVE THE MINUTES OF SEPT 22, 2020 MEETING.  
UNANIMOUSLY APPROVED 6-0-1 (J PARKER ABSTAINED)

**RELEASE OF COVENANT AND ESTABLISHMENT OF BOND GREENWOOD ESTATES SUBDIVISION**

P Harding said that part of the conditions is to receive a document which has not come in. She requested a continuance.

Motion by R Ricker, seconded by M Krikonis TO ADJOURN THE PLANNING BOARD MEETING AT 9:05PM.  
APPROVED BY A UNANIMOUS VOTE 7-0.