

PLANNING BOARD
MEETING MINUTES
November 12, 2019

7:00PM

1130 Holden Senior Center

Members Present: Otto Lies, Mike Krickonis, Robert Ricker, and Nancy Kielinen

Members Not Present: Scott Carlson

Others present: Pam Harding, Director of Planning; Alisha Pollinger, Recording Secretary; Bill George,

R. Ricker called the meeting to order at 7:09 not a quorum available for public hearing until Scott Carlson arrival.

**7:00 p.m. PUBLIC HEARING DEFINITIVE SUBDIVISION – EXTENSION OF TIME
PARSON’S REST – WINGSPAN PROPERTIES**

Nancy Kielinen recused herself from the public hearing. R. Ricker: We do have a public hearing set for Extension of Time for Parson’s Rest-Wingspan properties. We do not have a quorum this evening we cannot act on it, we cannot open and we cannot discuss. We can extend to the next meeting, which would be November 26th at the request of the applicant.

M. Krickonis made motion to continue the Parson’s Rest public hearing to November 26th, O. Lies 2nd the motion. All in favor, 3-0.

MASTER PLAN IMPLEMENTATION – PRIORITIZATION

R. Ricker: Pam asked members to prioritize the list that she sent, we can work on what we are dealing with for the upcoming years. P. Harding: The #1 is closing out the village district by law and bring it to Town meeting for May, we have been working on that for quite some time and finalizing with CMRPC and they are going to help us in January with some public outreach to the Jefferson mill area with the residents and property owners who will be affected by the zone change. We do some final tweaks and propose on the warrant for the May town meeting. R. Ricker: #2 seems to be done already. P. Harding the first four are all related to Jefferson Mill area they are going to be addressed at one time. R. Ricker: How does the board feel about prioritizing 1, 2, 3 and 4? P. Harding: It will be 1,5,53 and 9 from the Master Plan table. R. Ricker: The other thing is you want 5 instead of 4. The work is almost completed on the DPW update on the zoning by law if we utilize the Village District Bylaw Model. P. Harding: Are you referring to the redesign of the Adams Road site. R. Ricker: I was referring to the public hearing we were going to have next year for the DPW request for all the changes they made for the zoning regs. P. Harding: For the storm water? That will be a big part of the subdivision control regs. We are going to have a hearing in January, we have to talk about our winter schedule. They are going to do their own by law or update the existing one to the current standards. We are going to have to amend our site plan references. R. Ricker: That was one of the goals? P. Harding: Yes. R. Ricker: Does anyone have any other priorities that they would like to work on next year? O. Lies: We should review #16. P. Harding: There are a committee assembled 10 years ago to revalidate it and make new

recommendations. They voted to leave it the same. O. Lies: We don't have any problems, but we could have problems. P. Harding: They are not grandfathered from the existing, unless we were to change it. R. Ricker: We would discuss in 2020. M. Krikonis: As the town is growing we want to think about the activity, I was looking at the transportation. Policy level goals, one of the goals encompass and connecting pedestrian mobility. P. Harding: More complete streets oriented. M. Krikonis: Yes, including sidewalks bike lanes etc. with what exists and transportation. P. Harding: That is under DPW. Con Com has it as their high priorities has a pedestrian trail map, hiking trails to create more public outreach, where all the hiking trails all connect. We have a great amount of different resources for trail access and location and there is not one to obtain all the information, it's piece meal between Wachusett Greenways and White Oak. That is one of their high priority items so that would be a major piece.

M. Krikonis: How are we going to move people between intersections? Can we get kids to school safely. P. Harding: DPW just created a high priority and are in the process with Tighe and Bond for a high priority sidewalk plan. R. Ricker: The 7 items that are on the table that are presented to us. I don't think we should work on all of them. Master plan for implementation is to prioritize for 2020

VILLAGE DISTRICT BYLAW – LAND USE TABLE

P. Harding: Part of re-doing the village district by law was updating our current land use table within the zoning by law, we are eliminating the current village district and we are replacing it with the new by law we have been working on. I wanted the land use table to reflect that was part of condensing the by law incorporating the uses in the use table it seems to make more sense to streamline. We also specified some uses to the table as a whole. We are seeing different trends. This has been a concern of the zoning and board of appeals as well. Once we get to a comfortable place I would like to forward to them and schedule a joint meeting. We have reviewed it before this is not the first time. I will forward to ZBA to schedule a joint meeting in January or February. R. Ricker: When you would like suggestions back if any to be submitted? P. Harding: The next meeting would be good Next meeting November 26th.

ZBA RECOMMENDATION – 34 Patriot Way – Variance of frontage Wachusett Valley Estates

P. Harding: During the definitive subdivision submission the engineering company made an error in their labeling of the frontage of this lot and it does not meet the minimum frontage requirements of the cluster development by law. He must apply to the zoning board of appeals for a variance for relief from the frontage and then come to this board if that is granted for a waiver from the subdivision control regulations. R. Ricker: It does have planning certificates? P. Harding: Yes, if the ZBA approves. R. Ricker: How does that board feel about that? O. Lies: We have spent about 6 month on that subdivision or even longer. I am appalled there is an error like this, especially in this development. P. Harding: They did not get an extra lot the frontage is on another property. R. Ricker: Is there an error on the developer? P. Harding: The engineering company. O. Lies: We have the recommend to do this due to the current residents living there. M. Krikonis: Is there something we can hold against the developer for the error or how do we prevent from happening again. P. Harding: The engineer stamped it with his PE stamp and we had it peer reviewed, we can report him to the state for making errors. We don't have a penalty system. R. Ricker: DPW review it too? P. Harding: Yes. R. Ricker: There are a number of errors, the only one that is going to suffer if we don't work with is the people

that bought the house lots. This is something that should be addressed in the future. Can I have a recommendation from the board? Make a motion to have no comment. P. Harding: Typically when you are going to hear something after the ZBA you don't comment on it. R. Ricker: Make a motion to have no comment, due to conflict of future filing.

M. Krikonis made the motion, N. Kielinen and O. Liea 2nds the motion. All in favor.

NOTICE OF APPEAL – ANR – FISHER ROAD – STRIAR DEVELOPMENT

P. Harding: An appeal was filled by Striar Development for the denial for approval not required along Fisher Rd., denied it based on unsuitable access because the roadway was graveled potholed and only had 13-14ft in width. He filled an appeal saying we exceeded our authority and is going to land court. We forwarded the appeal to Town Counsel and they filled for a motion for them to appear on your behalf. They think we have a strong case and that we were in our limits to denying the ANR. O. Lies: I was the one that did not agree to our decision, however eventually I did agree. We probably have a very slim chance to uphold. Inexpensive way out to reconsider our vote. P. Harding: I don't think we should, I think Town Counsel supports our denial. I think one way traffics on a dead end with no turn around and so many proposed lots, is a public safety issue. O. Lies: I think the ANR and the public safety are two different things. ANR is a frontage on a public way. It's a public way. P. Harding: It's a private way. O. Lies: I drove there and I was able to turn around. We could save money and effort if we can reconsider. P. Harding: 4 lots ANR, potential of dozens of lots. R. Ricker: The developer is not coming back to negotiate. P. Harding: We asked for the street to be widened for 2 way traffic. We did not ask for pavement and drainage. R. Ricker: If we lose we need to consider appealing it. M. Krikonis: We are looking for a street to handle the growth, if we have the support of the town and acting on the best interest. O. Lies: I would like to protect the town from legal, there will be more land and more buildings. R. Ricker: We don't have to approve and allow them to build houses on an unsafe street. N. Kielinen: I thought it had to be a certain amount of space? P. Harding: It does have to support suitable access. We need some improvements and there are no other access points it's a dead end. To ask for a road way to be widened it reasonable. Its tree lined on the sides of the road and cannot pull over if needed.

Pine Tree

P. Harding: Submitted a subdivision plan, I was thinking December 17th for the meeting, it's under staff review right now. There are duplex and a few single family and a few quads.

Solar Energy

O. Lies there is a meeting next Thursday. It has to be addressed from the state to generate. R. Ricker: Any purpose? O. Lies: I don't know anything about it but I thought it was interesting.

Mailings

O. Lies: Pam in your email about cut off dates for mailing. P. Harding: We have such a late packet mailing because of ANR submissions, we only have so many days to act on those. The deadline has always been the Wednesday prior to the meeting and then packets go out Thursday. I will have to add it on Thursday as an amendment. O. Lies: We use to have a cutoff date, I see a lot of letters from developers that come on a day before the meeting. P. Harding: The Wednesday

before the planning board meeting is the cut off of approval not required. If it's a public hearing that have to come a month before.

Town Planners

O. Lies: Auburn has 2 Town Planners, Grafton has 2, Shrewsbury has 2 and half, Southbridge has 2, Sturbridge has 2, Westboro has 2, Marlboro has 3, and however economic development and planning is combined in one department. R. Ricker: Once we have a full board to review the information

Greenwood II

M. Krikonis: Updates. P. Harding: Greenwood is still installing in fracture, they have to do improvements at the Main and Boyden sewer line which was unidentified as a potential back up area. He cannot no do that until the spring he is behind schedule and will not be eligible for building permits. Weston and Sampson is still inspecting the pump station. Graves is still inspecting all the other work within the subdivisions itself. The erosion control and the storm water as well as the utility pipe installation. There has been problems getting information from the developer.

APPROVAL OF MINUTES

None

R. Ricker motion to adjourn 7:48PM. O. Lies and M. Krikonis 2nd the motion. All in favor

NEXT MEETING

November 26, 2019