

PLANNING BOARD
MEETING MINUTES
November 13, 2018

7:00PM

Memorial Hall

Members Present: John Michalak, Rob Ricker, Scott Carlson, Otto Lies, Michael Krikonis, Jacqueline Baum

Members Not Present: Jeff Head,

Others Present: Pam Harding, Director of Planning

J. Michalak called the meeting to order at 7:10 PM.

Public Hearing 1057 Main Street Commerce/Berkshire Bank Site Plan Special Permit, Drive-thru continued September 25, 2018. C. Hultgren reviewed the status of the project. The Applicant has received approval from MassHighway reviewed the requirement for a sidewalk accessing the site to Main Street. J. Michalak stated it may not seem like the sidewalk will be utilized but the Town has long range plans to increase pedestrian access along Main Street, O. Lies stated that he would like to see Powers Road lined and designated as a roadway. O. Lies thought it was an opportunity to straighten out the traffic patterns. O. Lies feels uncomfortable with the situation. The Planning Board asked for arrows to show alternate egress from the site. The Site Plan does not include that parcel, R. Ricker stated they do not have authority to dictate what they do with Powers Road. R. Ricker moved to close the public hearing, M. Krikonis seconded the motion all were in favor, 6-0. R. Ricker Made a motion to approve the site plan/special permit conditions as follows;

I move approve the Site Plan/Special Permit contingent upon the following information;

- Plans entitled **Site Plan in Holden, Massachusetts #1037-1057 and #1059-1063 Main Street** prepared for Linden-Deneger Nominee Trust, prepared by Quinn Engineering, Inc., Sheets 1-8, dated August 1, 2018 with a revision date of October 2, 2018.
- **Exhibit Impervious Area Comparison** dated September 18, 2018 revised October 3, 2018 prepared by Quinn Engineering, Inc.
- **Proposed Berkshire/Commerce Bank 1057 Main Street** prepared by **Dimensions Architecture/Design** with a date of August 6, 2018.

This approval is subject to the following conditions;

1. A pdf of the complete set of plans must be submitted to the Planning Office within 30 days of the filing of this decision with the Town Clerk.
2. The Applicant must provide proof Massachusetts Highway District 3 office was consulted prior to repaving egresses to the site.
3. The proposed Approval Not Required provided by Jarvis Land Survey, Inc. with a date of 10/7.2018 must be endorsed and recorded at the Registry of deeds prior to the commencement of work. Any utility services not completely located on the parcel servicing the building must have a utility easement on the plan.
4. A sidewalk connection from the site to the existing sidewalk along Main Street must be provided.
5. All dumpsters must be kept a minimum of 10 feet away from exterior walls and roof overhangs.
6. An Emergency access key box shall be installed on the front of the building to the satisfaction of the Holden Fire Department.
7. A plan creating the new lot lines as represented on the approved site plan must be recorded at the Registry of Deeds prior to the issuance of an occupancy permit.

8. The Applicant must notify the Planning Board within 30 days of project completion and request a Certificate of Completion. A Certificate will be issued if the Board finds the project complies with all conditions of approval.
9. A pdf of the As-builts must be provided within 60 days of the Occupancy Permit being issued.

M. Krikonis seconded the motion all were in favor 6-0.

Public Hearing Village at Westminster Place – Extension of Time. Michalak read the public hearing notice for the Village at Westminster Place Extension Jeff Roeloffs. Counsel for the applicant, was present. Mr. Roeloff acknowledged the slow pace of development has been frustrating but the applicant has been continuing to construct additional units. R. Ricker stated this project has been ongoing since 2003 and that it is frustrating. O. Lies agreed with R. Ricker and looked at last years minutes. O. Lies stated 12 units have been issued permits and at this rate it will be the year 2028 before the project is built out. Irene. Frosberg, resident of the Village at Westminster Place stated they have done surveying and there are numerous flags hung throughout undeveloped areas of the site. , J. Roeloffs guessed the flags were to delineate the location of roadways and dwelling units. They are reviewing redesign prospects that may be more attractive to buyers, but that would require returning to the Board to amend the permit under a separate application. John Ferris 16 Explorers Way, asked if there was a time limit which restricts how far out in the future this project will continue. M. Paulias 1 Explorers Way, has lived in the development for 10 years, there are pieces of construction equipment that have been there for 5-8 years. R. Ricker stated one of the concerns was all the associations that were established, there are different rules within the association. M. Paulias had an expectation the same rules would apply and the outside would be similar. They should still have to abide by the rules of the homeownership association, J. Roeloff will look into it.

The amount of trash if difficult to deal with, she has only lived there for one month. O Lies was on the Board fifteen years ago when the project was approved. O. Lies a lot of subdivisions of this size are completed. O. Lies drives by the site regularly, the hearing was a year ago and are very similar to what is heard tonight, he would have liked the site manager here to address some of the questions regarding maintenance of construction. He drives through other projects and there are dumpsters and carpenters at work, he drives through this and thinks this is an embarrassment for the developer. The section of Tea Party Circle with homes under construction is a disgrace, there is too much debris in and on the side of the road and something similar was said a year ago. J. Michalak would like to see a phasing plan to address how the units will be constructed, completing all exterior loop units and ignoring the interior is not favorable. J. Michalak would also like a punch list including items that can be addressed to clean up the site. J. Roeloffs stated that he will request the project manager be at the next hearing. R. Ricker made a motion to continue the hearing to November 27, 2018, the request was seconded by O. Lies, all were in favor.

Chapter 61B Request First Right of Refusal Sawyer Lane - R. Ricker made a motion to not instate the first right of refusal to purchase the parcel on Sawyer Lane, the Board discussed. There is minimal planning significance, no connection to existing trail and the parcel does not provide any increase in accessibility, it is significant amount of money for minimal benefit. Though this expands on existing open space it provides not significant access points. S. Carlson seconded the motion, all were in favor.

Buildout and Fiscal Impact Analysis - S. Carlson was concerned with the kilowatt hours based on the increased use of electrical cars.