

**PLANNING BOARD
MEETING MINUTES
September 14, 2021**

7:00PM

Remote Meeting

Members Present: Otto Lies, Scott Carlson, Robert Ricker, Mike Krikonis, Brynn Zawada, Nancy Kielinen and James Parker

Not Present:

Others present: Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; Isabel McCauley, Holden DPW; Jeff Roelofs, Village at Westminster Place; Dale MacKinnon, Guerrier & Halnon, Village at Westminster Place; Al Bonufillio, 18 Explorers Way, Village at Westminster Place; Jay Gagnon, 46 Tea Party Circle, Village at Westminster Place; Margaret Daly, 78 Tea Party Circle, Village at Westminster Place; Laurie Dewars, 45 Tea Party Circle, Village at Westminster Place; Henry Rosenthal, 32 Tea Party Circle, Village at Westminster Place; Terry Howard, 47 Tea Party Circle, Village at Westminster Place; Elaine Picerello, 62 Tea Party Circle, Village at Westminster Place

S Carlson called the meeting to order at 7:04 pm.

PUBLIC HEARING – AMENDMENT SPECIAL PERMIT CONTINUING CARE RETIREMENT COMMUNITY
VILLAGE AT WESTMINSTER PLACE – NEWELL ROAD
Assessing Map 223 Parcel 1 - Fafard Realty – 125 units

P Harding read the public notice.

Jeff Roelofs, Attorney for the applicant, shared plans showing proposed amendment plans changing from the approved multi-family units to single family and duplex units. Seeking these changes due to the change in market demand. Total number of units would remain the same at 125. Changes to the storm water management are still under review from DPW so the applicant is asking for a continuance of the hearing.

O Lies asked about the existing area that shows some built and some to be built. Commented progress has been slow and this has been going on for 19 years. Over this time vegetation has grown that was not there 19 years ago and he would like to know the timeline for the construction. J Roelofs commented that his client has said demand is good but will need to get more detail from them in order to provide the board a full update.

S Carlson asked for a breakdown of the units by type. J Roelofs answered that the originally approved and the change as proposed are referenced on page one of the plans.

J Parker requested a timeline based on a quarterly breakdown so the residents can have an understanding of construction.

P Harding said that there is concern with the amounts of fill piles on the property due to the upcoming winter and would like to encourage stabilization. J Roelofs will coordinate a site visit to review that with the Town and the applicant.

Isabel McCauley commented that she doesn't see any concerns but has not fully reviewed the plans as of yet. Asked when issues are going to be addressed that had been brought up. Dale MacKinnon, Guerrier & Halnon, stated that the intent is to fix the issues prior to more construction being done.

R Ricker referenced that P Harding received two letters from residents that were unable to attend.

S Carlson opened the hearing

Al Bonufillio, 18 Explorers Way, brought up that the proposed modification area as shown increases congestion around the bend of the road. The original design did not have as much of an issue with the driveways on Tea Party Circle.

Jay Gagnon, 46 Tea Party Circle, raised concerns that after Fafard finishes and moves out there is a requirement for the residents to maintain the roadways and sewers. He stated that there was a sewer failure in June that required the street to address. Would like to know if there is a way for the Town to take ownership of the roadway. Another issue he would like to state is that setbacks from the road have become shorter which prevents a car to be parked in the driveway without blocking the sidewalk.

P Harding replied that the Town would not be supportive of taking on the maintenance as this is explicitly outlined on the purchase agreement and home owner's agreement but that Mr. Gagnon's observation of the driveway length change is valid and concerning.

Margaret Daly, 78 Tea Party Circle, feels that too much vegetation is being removed and is concerned about the conservation effect. Observed that perimeter fences around the detention ponds have not been locked and secured. Raised concern about lighting not being sufficient and irrigation which have not been completed but they are being charged for on HOA.

Laurie Dewars, 45 Tea Party Circle, moved in 3 weeks ago and would like to echo the concerns raised by other residents. Happy with the neighborhood and location but concerned with the construction done and the changes feel like a bait and switch tactic by Fafard.

Henry Rosenthal, 32 Tea Party Circle, also agrees with all other comments made by residents in regards to Fafard's practices and their unwillingness to address resident concerns.

Terry Howard, 47 Tea Party Circle, said that she is concerned about the congestion on the proposed revisions.

Elaine Picerello, 62 Tea Party Circle, resident of the unit that had the sewer issue. Fafard eventually addressed the issue with the sewer and there was a dangerous situation with her stairs after moving in that took over a week to address. There is also an outstanding issue with irrigation that is yet to be addressed for over a week.

R Ricker asked that J Roelofs try to remediate with his client the concerns of the residents. J Roelofs will inquire with Fafard.

Motion by R Ricker seconded by O Lies to CONTINUE THE PUBLIC HEARING –AMENDMENT SPECIAL PERMIT CONTINUIN CARE RETIREMENT COMMUNITY – VILLAGE AT WESTMINSTER PLACE- NEWELL ROAD TO THE OCTOBER 12, 2021 MEETING AND FILING WITH THE TOWN CLERK TO OCTOBER 17, 2021. APPROVED BY A VOTE 6-0-1 (J PARKER ABSTAINED)

LAND USE TABLE

P Harding shared that the land use table was put on hold due to COVID. Current trends and issues were added and highlighted in the document that was shared with the Planning Board. Next step would be to review with ZBA and hold a public hearing to review and if approved would be presented at the Town Meeting in May 2022. The Board will review and continue this discussion at the October 12, 2021 meeting.

ZONING BOARD OF APPEAL RECOMMENDATIONS

VARIANCE -24 Glenwood Street Michael LeBlanc, relief from frontage

P Harding explained that when the original variance was applied for it was awarded but 24 Glenwood St was missing and was only recorded as 28 Glenwood Street on the original paperwork.

Motion by R Ricker, seconded by M Krikonis that THERE IS NO PLANNING BOARD SIGNIFICANCE FOR VARIANCE 24 GLENWOOD ST – APPROVED BY A VOTE 7-0

VARIANCE - 24 Paugus Road – Claribel Ramos – Relief from front yard setback requirement for the construction of an addition.

P Harding shared the plans and explained that they want to reduce the setback requirement from 30 feet to 18 feet for the construction of an addition.

Motion by S Carlson, seconded by J Parker that THERE IS NO PLANNING BOARD SIGNIFICANCE FOR VARIANCE 24 PAUGUS RD – APPROVED BY A VOTE 7-0

VARIANCE - 149 Autumn Circle – Kristaq and Ligerta Vezuli Relief from side and rear yard setback for construction of a shed

P Harding shared plans and explained that shed is only 2' from side and rear yard setback.

Motion by R Ricker, seconded by M Krikonis that THERE IS NO PLANNING BOARD SIGNIFICANCE FOR VARIANCE 149 AUTUMN CIRCLE – APPROVED BY A VOTE 7-0

OTHER BUSINESS

Meetings will continue remotely and will revisit that in October.

Motion by S Carlson, seconded by J Parker to adjourn at 8:31 pm Approved by a 7-0 vote